

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129373/FO/2021

Date registered valid: 10 September 2021

Proposal: Erection of 6 dwellinghouses (Class C3) with associated parking, landscaping and boundary treatment

Address: Land At Junction Of Waterloo Road And Abercarn Road, Manchester, M8 9AL

Ward(s): Cheetham Ward

Applicant: Slah Property Ltd 207 Lightbowne Road, Manchester, M40 9DD

Agent (if any): David Ormesher Holborow & Ormesher Ltd Station House, Adams Hill, WA16 6DN

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Withdrawn Withdrawn

Date of recommendation: 13 October 2021

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit:

Standard consultations:

Printed: 16 September 2021

Expired: 7 October 2021

Neighbour notifications

Printed: 16 September 2021

Expired: 7 October 2021

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

Description of development

Consultations & Notification Responses

Issues

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have

made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Withdrawn WithdrawnWithdrawn

Article 35 Declaration

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Greater Manchester Police

328 Waterloo Road, Cheetham, Manchester, M8 0AX
Hightown Post Office, 365 Waterloo Road, Cheetham, Manchester, M8 9SB
80 Brideoak Street, Manchester, M8 0AB
5 Abercarn Close, Manchester, M8 9AL
44 Abercarn Close, Manchester, M8 9AL
36 Abercarn Close, Manchester, M8 9AL
34 Abercarn Close, Manchester, M8 9AL
3 Abercarn Close, Manchester, M8 9AL
21 Abercarn Close, Manchester, M8 9AL
332 Waterloo Road, Cheetham, Manchester, M8 0AX
365 Waterloo Road, Cheetham, Manchester, M8 9SB
330 Waterloo Road, Cheetham, Manchester, M8 0AX
1 - 3 Morrowfield Avenue, Manchester, M8 9AR
Manchester North Letters Delivery Office, 365 Waterloo Road, Cheetham, Manchester, M8 9AA
9 Abercarn Close, Manchester, M8 9AL
46 Abercarn Close, Manchester, M8 9AL
1 Abercarn Close, Manchester, M8 9AL
76B Brideoak Street, Manchester, M8 0AB
5 Lenthall Walk, Manchester, M8 9QR
5 Morrowfield Avenue, Manchester, M8 9AR
76C Brideoak Street, Manchester, M8 0AB
76A Brideoak Street, Manchester, M8 0AB
Collegiate Dental Practice, 76 Brideoak Street, Manchester, M8 0AB
334 Waterloo Road, Cheetham, Manchester, M8 0AX
7 Abercarn Close, Manchester, M8 9AL
48 Abercarn Close, Manchester, M8 9AL
42 Abercarn Close, Manchester, M8 9AL
40 Abercarn Close, Manchester, M8 9AL
38 Abercarn Close, Manchester, M8 9AL
32 Abercarn Close, Manchester, M8 9AL
30 Abercarn Close, Manchester, M8 9AL
28 Abercarn Close, Manchester, M8 9AL
26 Abercarn Close, Manchester, M8 9AL
24 Abercarn Close, Manchester, M8 9AL
22 Abercarn Close, Manchester, M8 9AL
20 Abercarn Close, Manchester, M8 9AL
18 Abercarn Close, Manchester, M8 9AL
13 Abercarn Close, Manchester, M8 9AL
11 Abercarn Close, Manchester, M8 9AL
86 Brideoak Street, Manchester, M8 0AB
84 Brideoak Street, Manchester, M8 0AB
82 Brideoak Street, Manchester, M8 0AB
78 Brideoak Street, Manchester, M8 0AB
9 Lenthall Walk, Manchester, M8 9QR
7 Lenthall Walk, Manchester, M8 9QR
3 Lenthall Walk, Manchester, M8 9QR

9 Morrowfield Avenue, Manchester, M8 9AR
7 Morrowfield Avenue, Manchester, M8 9AR

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH1