

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/21/0661

Date registered valid: 10 September 2021

Proposal: Discharge of condition no.6 (Surface water drainage) attached to planning permission ref: 129876/FO/2021

Address: Land North To The Junction Of Gorton Lane And Pottery Lane, Manchester, M12 5DF

Ward(s): Gorton & Abbey Hey Ward

Applicant: Pauline Terry One Manchester Lovell House, 6 Archway, Manchester, M15 5RN

Agent (if any): Mr Stuart McGrath OMI Architects 31 Blackfriars Road, Salford, M3 7AQ

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 18 November 2021

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 16 September 2021 Expired: 7 October 2021

Neighbour notifications

No neighbour notifications have been printed and sent.

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

United Utilities – 04.10.2021 has no objection to condition 6 being discharged.

Flood Risk Management – 04.10.2021 . The following information is required:

· Construction details of flow control and SuDS elements.

16 .11. 2021- Advised that

- Construction details of flow control and SuDS elements are accepted.

- Minor changes to the drainage layout have been made to the design – please print out a manhole schedule so that the updated calcs can be cross-referenced against the design layout.

17.11.2021- recommend discharge of Condition 6.

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: Approve

Article 35 Declaration

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

6. The drainage information submitted on the following documents and plans have been examined and considered .

Plan ref:

8790-CUR-ZZ-00-DR-C-92512 P01 (Flow Exceedance Plan)

Flood Risk Assessment and Drainage Strategy (ref: 067694-CUR-00-XX-RE-C-001 rev.P01 28th January 2021); received 10th September 2021

Plan ref: 8790 CUR 01 XX DR D 92500 P02 (Proposed Drainage Strategy); 8790 CUR ZZ XX DR C 92533 P01 Site 1 Drainage details Sheet 4 of 5; 8790 CUR ZZ XX DR C 92534 P01 Site 1 Drainage details Sheet 5 of 5; Drainage Calculation Results 1&30 Year Storm; Drainage Calculation Results 100+CC Year Storm; received 5th November 2021;

As revised by Drainage Calculation Results- STORM SEWER DESIGN by the Modified Rational Method Design Criteria for Storm 1received 16th November 2021

On the basis that the development is implemented in accordance with the drainage design and information detailed above condition no.6 is discharged.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management
United Utilities Water PLC

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 Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH2