

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/21/0778

Date registered valid: 20 October 2021

Proposal: Discharge of Condition 4 (Spandrel Window panel sample) attached to planning permission 128954/FO/2020

Address: Brookway Court , 30 Bideford Drive, Manchester, M23 0GL

Ward(s): Baguley Ward

Applicant: Mrs Victoria Finn Wythenshawe Community Housing Group
Greenwood Road, Wythenshawe , Manchester, M22 9HD

Agent (if any): Mr Mark Beresford Arcus Consulting LLP 3rd Floor, Dalton House,
Dane Road, Sale, M33 7AR

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 11.11.2021

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit: November 2021

Standard consultations:

No consultations have been printed and sent.

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

Block of High- Rise Flats

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Description of development

Discharge of Condition 4 Materials Panel

Issues

To ensure that the panel was an acceptable colour to be used alongside the steel grey panel

Visual Amenity- The panel when viewed is considered to be a complementary colour when viewed against the proposed grey panels.

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

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

4) The following materials were submitted for consideration of condition 4:
RAL 4011 Lilac Spandrel Panel

The above information is considered to be acceptable and condition 4 attached to planning permission referenced 128954/FO/2020 is now formally discharged, subject to the development being completed using these approved materials.

Appendix 1 – List of consultees & neighbours notified

Non required for this condition discharge