

Planning**Growth & Development****Delegated officer report for planning application**

Application no. CDN/21/0822

Date registered valid: 10 November 2021

Proposal: Discharge of planning conditions 5 (acoustic information) and 6 (fumes) attached to planning permission referenced 109019/FU/2015/N1

Address: Seven Bro7hers Unit 1 39 Blossom Street Manchester M4 6AP

Ward(s): Ancoats & Beswick Ward

Applicant: Mr Nathan McAvoy

Agent (if any):

Case officer: Adam Mitchell
Tel: 01612344165
Email: adam.mitchell@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 17.12.2021

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations: Printed: 15 November .2021 Expired: 19 December 2021

Neighbour notifications:

Site notice: No site notice had been published

Press advert: No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Consultations & Notification Responses

Environmental Health - have looked at the information and have recommended discharge of conditions 5 and 6.

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

- 5) The discharge of condition 5 (acoustic information) attached to planning permission referenced 109019/FU/2015/N1 is approved on the basis that the development is implemented in full accordance with the measures specified in the document referenced:

Planning/Noise assessment referenced AA0159.2 stamped as received by the City Council, as Local Planning Authority, 02 November 2021

- 6) The discharge of condition 6 (fumes) attached to planning permission referenced 109019/FU/2015/N1 is approved on the basis that the development is implemented in full accordance with the measures specified in the following documents referenced:

Vent and Odour control referenced 7669 stamped as received by the City Council, as Local Planning Authority, 02 November 2021

Xtract 2100 manufacturers specification document stamped as received by the City Council, as Local Planning Authority, 02 November 2021

Plans and Elevations referenced JRN 7669 stamped as received by the City Council, as Local Planning Authority, 02 November 2021