

Planning

Growth & Development

Delegated officer report for planning application

Application no.	CDN/21/0789
Date registered valid:	25 October 2021
Proposal:	Discharge of condition 4 (materials) attached to planning permission referenced 124359/VO/2019
Address:	27 Garratt Way, Manchester, M18 8HE
Ward(s):	Gorton & Abbey Hey Ward
Applicant:	Mr Paul Waite Manchester City Council Capital Programme and Procurement, Corporate Core Directorate, PO Box 532 Town Hall, Manchester, M60 2LA
Agent (if any):	Tim Kilpatrick IBI Group Unit 2 Blueberry Business Park, Kingsway, Rochdale, OL16 5DB
Case officer:	Sue Wills Tel: 0161 234 4524 Email: sue.wills@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	13 December 2021

Application details

Type of application: Approval of condition application

Development type: Householder

Date of site visit:

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

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: Approve

Article 35 Declaration

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

4) The Gorton Community Hub Specification document ref: GCH-IBI-XX-XX-DR-SP-200 0001_RevC08 received on 2nd November 2021 has been considered together with the contents of the Gorton Community Hub - Facing material samples schedule received 8th December 2021, which details the materials listed below.

Wienerberger / Terca Grove Orange Multi Stockrecessed joint, various mix proportions - Natural mortar colour;

Aluminium window frame Technal Soleal FY 65 Visible opening sash, Qualicoat polyester powder coated, matt, colour - RAL 1036;

Aluminium curtain walling Technal Geode MX 52 Visible Grid, Qualicoat polyester powder coated, matt, colour - RAL 1036;

Insulating glass - Saint Gobain Glass Securit Cool-lite SKN176 II;

Opaque glass - alternative colours proposed to compliment facing brickwork & aluminium window frame / curtain walling : RAL 2001, RAL 3005, RAL 3007, RAL 3031, & RAL 8004;

Aluminium feature cladding Euroclad Vieo 25 454 profile fixed vertically, PVF2 finish, colour - RAL 1036;;

Aluminium flashings / copings Contractors choice, Qualicoat polyester powder coated, matt, colour - RAL 1036

Aluminium louvres glazed in - Renson 414THF, Qualicoat polyester powder coated, matt, colour - RAL 1036;

Aluminium plant screen louvres - Lang & Fulton Italia 80i inverted, Qualicoat polyester powder coated, matt, colour - RAL 1036;;

Aluminium doors - Technal Soleal PY 55, Qualicoat polyester powder coated, matt, colour - RAL 1036;

Steel doors - Bradbury M2M2 range, Qualicoat polyester powder coated, matt, colour - RAL 1036;

Single Ply Roof covering to low mono-pitch atrium roof- Sika-Trocal S vapour permeable homogenized plasticized PVC roofing membrane - mid grey

Liquid applied waterproof Roof coatings to inverted roof generally throughout - Icopal Parabit Duo hot melt roof coating - dark grey;

in the locations shown on plan refs: GCH-IBI-XX-XX-DR-A-100-0020 rev.C04 (Planning Elevations sheet 1 of 2); GCH-IBI-XX-XX-DR-A-100-0021 rev.C04 (Planning Elevations sheet 2 of 2) received on 6th December 2021.

On the basis that the development is implemented using the materials specified above in the locations shown on plan refs: GCH-IBI-XX-XX-DR-A-100-0020 rev.C04 (Planning Elevations sheet 1 of 2); GCH-IBI-XX-XX-DR-A-100-0021 rev.C04 (Planning Elevations sheet 2 of 2) received on 6th December 2021, I can confirm that condition no.4 is discharged.

Appendix 1 – List of consultees & neighbours notified

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

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: NORTH2