MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	130908/FH/2021
Date registered valid:	26 July 2021
Proposal:	Erection of replacement fencing to the front and rear boundaries and new gates to front boundary
Address:	9 Underwood Close, Manchester, M18 8UY
Ward(s):	Gorton & Abbey Hey Ward
Applicant:	Master Aryaan Muhammad 9 Underwood Close, Manchester, M18 8UY
Agent (if any):	Mr Brian Taylor Manchester Services for Independent Living - MSIL Poland Street Industrial Estate, Poland Street, Manchester, M4 6AZ
Case officer:	Harriet Aidoo Tel: 0161 234 4532 Email: harriet.aidoo@manchester.gov.uk
Recommendation:	Withdrawn
Date of recommendation:	28 September 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 16 August 2021

Standard consultations:
Printed: 30 July 2021 Expired: 20 August 2021

Neighbour notifications
Printed: 30 July 2021 Expired: 20 August 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:

Withdrawn by email 28.08.2021

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 polices 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
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

6 Underwood Close, Manchester, M18 8UY
7 Underwood Close, Manchester, M18 8UY
8 Violet Street, Manchester, M18 8TU
4 Underwood Close, Manchester, M18 8UY
8 Underwood Close, Manchester, M18 8UY
2 Underwood Close, Manchester, M18 8UY
13 Underwood Close, Manchester, M18 8UY
11 Underwood Close, Manchester, M18 8UY
5 Underwood Close, Manchester, M18 8UY

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
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH2