

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/21/0756

Date registered valid: 6 October 2021

Proposal: Discharge of condition 8 (service plan) attached to planning permission referenced 124089/FO/2019

Address: 936-938 Stockport Road, Manchester, M19 3NN

Ward(s): Levenshulme Ward

Applicant: Riaz Ahmed Kingston Estates 936-938 Stockport Road, Manchester, M19 3NN

Agent (if any): Mr Ahmed Choudhry Nada Architects 169 Kingsway, Manchester, M19 2ND

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 27 October 2021

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit: N/A

Standard consultations:

Printed: 15 October 2021 Expired: 5 November 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: No

Tree Preservation Order: No

Consultations & Notification Responses

Highway Services – No objection subject to the approved measures being maintained in perpetuity. Received 26 October 2021.

Environmental Health - No objection received 20 October 2021.

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

N/A

Condition(s) to be attached to decision for approval

8) The discharge of condition 8 (Service plan) is approved on the basis that the development is fully implemented in accordance with document referenced Site Servicing, Deliveries and Waste Collections from Nada Architects dated 29 September 2021 and in conjunction with the detail of document referenced Waste Management Strategy - 936_938 Stockport Road (FE168/001/NF) dated July 2019 by Fellows Environmental and drawing ref: Proposed GA Site Plan & Existing Floor Plan 19-713(04)001 Rev.PL2 shall be fully implemented upon commencement of the authorised use and shall remain in situ thereafter.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH2