MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	CDN/21/0310
Date registered valid:	17 May 2021
Proposal:	Discharge of conditions 9 (CMP) and 13 (acoustic insulation) attached to planning permission referenced 119325/FO/2018
Address:	2 Thornwood Avenue, Manchester, M18 7HW
Ward(s):	Gorton & Abbey Hey Ward
Applicant:	Mr Abdus Bhatti Abanus Ltd 4 Peel Grove, Manchester, M12 4WE
Agent (if any):	
Case officer:	Carl Glennon Tel: 0161 234 4530 Email: carl.glennon@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	23 August 2021

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit: N/A

Standard consultations:
Printed: 24 May 2021 Expired: 14 June 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 – All parking demands are unable to be accommodated within the curtilage of the site and therefore it is likely that some vehicles will require additional parking outside of the site. Whilst it is accepted that the surrounding highway network is unrestricted, Highways would not support the accumulation of contractor vehicles on-street. Highways requests that the contractor monitor and regulate any contractor parking in the locality, ensuring vehicles parked on-street do not conflict with local residents and other ongoing works in the area.

The contractor should continue to liaise with the MCC Highways and Resilience Team, for associated hoardings/fencing/skips highway licences and any temporary traffic regulation orders including any closures of the footway/highway. Contact via Email - highwaylicenses@manchester.gov.uk

It is understood that the construction works on the site have been substantially completed. A requirement for further detail of construction vehicle management would be an onerous requirement at this stage. However, the comments of Highways have been included as an informative.

Environmental Health -

i. Conditions 9 (CMP) – Acceptable subject to construction works being undertaken in accordance with amended revised document ref: Construction Management Plan 2 – 6 Thornwood Avenue M18 7HW attached to applicant email dated 29 July 2021, including specified hours of working.

ii. Condition 13 (Acoustic insulation) – No objection subject to the development being undertaken in accordance with the submitted acoustic assessment as amended by email from Peak Acoustics dated 13 July 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 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: APPROVE

Article 35 Declaration

N/A

Condition(s) to be attached to decision for approval

9) The discharge of condition 9 (Construction management plan) is approved on the basis that the development is implemented in accordance with the details the revised document referenced: Construction Management Plan 2 – 6 Thornwood Avenue M18 7HW attached to applicant email dated 29 July 2021, including the undertaking of work only during specified hours.

13) The discharge of condition 13 (Acoustic insulation) is approved on the basis that the development is implemented in accordance with the details the document referenced: Environmental Noise Assessment Report Ref: NM2411208NR Issue Date: Wednesday 14th April 2021 Site: 2 Thornwood Avenue, Manchester, M18 7HW and amended by email from Peak Acoustics dated 13 July 2021. The development, following is first occupation, shall be maintained in accordance with the approved details.

Informative

1) It is requested that construction contractors monitor and regulate any related construction vehicle parking in the locality, ensuring vehicles parked on-street do not conflict with local residents and other ongoing works in the area.

2) It is recommended that the contractor should continue to liaise with the City Council Highways and Resilience Team, for any required licences for hoardings / fencing / skips and any temporary traffic regulation orders including any closures of the footway/highway. Contact via Email - highwaylicenses@manchester.gov.uk

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH2