

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/21/0479

Date registered valid: 28 June 2021

Proposal: Discharge of condition 6 (gas membrane) attached to planning permission referenced 127075/FO/2020

Address: 14 Kathkin Avenue, Manchester, M8 4QL

Ward(s): Crumpsall Ward

Applicant: Mr Fiaz Khalid 14 Kathkin Avenue, Manchester, M8 4QL

Agent (if any): Mr Darren Pomfret Manchester Building Design Ltd 8 Gas Street, Hollingworth, Hyde, SK14 8JD

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 19 August 2021

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 6 July 2021 Expired: 27 July 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:

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

6) The following information has been submitted in respect of planning condition 6:

- Application for Approval of Details reserved by Condition Form, stamped as received by the City Council, as Local Planning Authority on 28 June 2021.
- Drawing- Floor Plans, numbered 20/09/01 REV F, stamped as received by the City Council, as Local Planning Authority, on 30 July 2021.
- Drawing- Elevations, numbered 20/09/02 REV F, stamped as received by the City Council, as Local Planning Authority, on 30 July 2021.
- Drawing- Internal_Wall_House_To_Garage, numbered GB-06, stamped as received by the City Council, as Local Planning Authority, on 30 July 2021.
- Drawing- Edge_Detail_Ground_Bearing_Slab, numbered GB-21, stamped as received by the City Council, as Local Planning Authority, on 30 July 2021.
- Supporting Information- Gas Membrane, stamped as received by the City Council, as Local Planning Authority, on 30 July 2021.

These plans are revised following advice that the wrong gas membrane was originally submitted.

The above details are considered to be acceptable and condition 6 attached to planning permission referenced 127075/FO/2020 is formally discharged on the basis the development is fully implemented in accordance with the approved details.

Appendix 1 – List of consultees & neighbours notified

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 - Not Affected

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Historic Landfill Site 250m Buffer -

Area Team Boundary - Name: NORTH1