

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/21/0494

Date registered valid: 1 July 2021

Proposal: Discharge of conditions 3 (materials), 11 (external equipment), 20 (waste storage) and 23 (landscaping) attached to planning permission ref:126127/FO/2020

Address: Gorebrook Works , Pink Bank Lane, Manchester, M12 5GH

Ward(s): Longsight Ward

Applicant: Mr O Gawad Gorebrook Works , Pink Bank Lane, Manchester, M12 5GH

Agent (if any): Mr Robert Spavin Concept Studio Architecture Ltd. 51 Normanby Road, Manchester, M28 7TS

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: Not required by visit undertaken on 1 August 2021 in respect of related application ref: 130916/JO/2021.

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: No

Tree Preservation Order: No



Fig. 1 – Application site.

Consultations & Notification Responses

Highway Services – No objection to the discharge of condition 20 and 23.

Environmental Health – No objection.

Neighbourhood Team Leader (Arboriculture) – No objection.

Greater Manchester Police – No objection.

Environment Agency (EA) - As condition 23 was not requested by the EA, it has declined from providing formal planning consultation on its discharge. However, it recommended that the LPA seek confirmation from the applicant/agent that the submitted plan accords with the approved Flood Risk Assessment (FRA) for the original permission 126127/FO/2020.

It is noted that there would be a slight reduction in the hardstanding extent to the south of Unit 2. However, this is situated within Flood Zone 1.

The applicant should be advised that:

- i. Any significant change to the development. Including previously assessed levels would require a revised or updated FRA;
- ii. Any works within 8 metres of the main river may require a Flood Risk Activity Permit.

(The agent's email dated 3 August 2021 confirms that the development would continue to accord with the submitted FRA and that the works within 8 metres of the brook have been related to a Flood Risk Activity Permit and the details are included as part of: 130916/JO/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

3) The discharge of condition 3 (Materials) is approved on the basis that the development is implemented in accordance with the following elevation and roof material specification stamped as received by the City Council as local planning authority on 1 July 2021 and amended by letter and email from Concept Studio Architecture Ltd dated 18 June 2021 and 23 July 2021: Tata Steel Trisomet steel profiled 60mm cladding with RAL 7001 Silver Grey finish.

The implemented materials shall be maintained in situ at all times thereafter.

11) The discharge of condition, 11 (External equipment) is approved on the basis that the development is implemented in accordance with details of letter from Concept Studio Architecture Ltd dated 18 June 2021, which confirms that no externally mounted plant and/or equipment would be submitted as part of the development.

20) The discharge of condition 20 (Waste storage) is approved on the basis that the development is implemented in accordance with detail of drawing referenced: Proposed waste storage plan Ref: RJS54_PL_008 stamped as received by the City Council as local planning authority on 1 July 2021 and amended by email from Concept Studio Architecture Ltd confirming that the waste storage enclosure would comprise timber elevations to a height of 1.8 metres. The approved details shall be implemented before the occupation of any part of the development alongside the agreed waste management strategy and maintained in situ thereafter.

23) The discharge of condition 23 (Landscaping) is approved on the basis that the development is implemented in accordance with the detail of drawing referenced RJS54_PL_007 - Proposed Landscape Plan and emails from Concept Studio Architecture Ltd dated 23 July 2021 and 3 August 2021 confirming that the development would continue to accord with approved document (attached to planning permission ref: 126127/FO/2020 and) referenced: Flood Risk Assessment & Drainage Strategy Report at Gorebrooks Works, Longsight dated September 2019 Ref: 19-13-12454 by Carley Daines & Partners received on 5 February 2020 and that the works within 8 metres of the brook have been related to a Flood Risk Activity Permit. The approved details shall be implemented before the occupation of any part of the development and maintained in situ thereafter.

Informatives

1) Any future requirements for external plant and/or equipment should be discussed with the City Council as local planning authority, prior to its installation, as planning permission may be required.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
Greater Manchester Police

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
Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 3 (high risk) -
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH2