

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/21/0256

Date registered valid: 29 March 2021

Proposal: Discharge of conditions 3 (Materials), 5 (Ground Conditions), 6 (Construction Management Plan) and 7 (Drainage) associated with planning permission 128746/FO/2020,

Address: Cravenwood Primary School , Cravenwood Road, Manchester, M8 5AE

Ward(s): Crumpsall Ward

Applicant: Fay Hayward United Learning 91-95 Southwark Bridge Road, London, SE1 0AX

Agent (if any): William Allen Architects Design Partnership LLP 1 Portland Street, Manchester, M1 3BE

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 14 September 2021

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 6 April 2021 Expired: 27 April 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

3) The following information has been submitted in respect of this planning condition;

ULCPS Material Specification Summary Sheet, Guttercrest Down pipe and Hoppers, Cladding by James Latham, Interlocking Slates by Marley, Broxap Entrance Canopy, Euroguard Gates by Jackson's, IBSTOCK Brunswick Farmhouse Mix Bricks, and Marshall Urbex Textured Paving's, stamped as received on the 29 March 2021.

The above information has been considered and is acceptable in order to discharge this planning condition. Condition 3 is therefore formally discharged.

5) The following information has been submitted in respect of this planning condition 5(a),

Ground Investigation Report, stamped as received on the 29 March 2021 and The Desk Study, stamped as received on the 19 July 2021, produced by Sub Surface North West Limited.

Therefore, to fully satisfy part (b) of condition 5, a watching brief and waste transfer notes need to be provided.

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

Construction Management Plan by Winworth Construction Limited, stamped as received on the 18 July 2021 and 20 July 2021.

The above information has been considered and is acceptable in order to discharge this planning condition. Condition 6 is therefore formally discharged.

7) The following information has been submitted in respect of this planning condition;

Drainage Document referenced 5116-01, stamped as received on the 29 March 2021. and drawing number referenced 5116-01 Rev D and 516-D01, received electronically on the 20 July 2021.

The above information has been considered and is acceptable in order to discharge this planning condition. Condition 7 is therefore formally discharged.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
United Utilities Water PLC

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
Area Team Boundary - Name: NORTH1