

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** CDN/21/0521

**Date registered valid:** 12 July 2021

**Proposal:** Discharge of condition 3 (materials) attached to planning permission referenced 122510/JO/2019

**Address:** Land At Howgill Street, Manchester

**Ward(s):** Clayton & Openshaw Ward

**Applicant:** Mr Mark Quinn John Southworth Builders 10 Charles Street,  
Dukinfield, SK16 4SD

**Agent (if any):** Miss Bryony Preston Pozzoni Woodville House, 2 Woodville Road ,  
Altrincham , WA14 2FH

**Case officer:** Eve Woolstencroft  
Tel: 0161 234 4533  
Email: eve.woolstencroft@manchester.gov.uk

**Recommendation:** Approve

**Date of recommendation:** 9 August 2021

## **Application details**

**Type of application:** Approval of condition application

**Development type:** Notifications

**Date of site visit:**

**Standard consultations:**

No consultations have been printed and sent.

**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

**Listed building:** Not applicable

**Conservation area:**

**Tree Preservation Order:**

## **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 materials were submitted for consideration of condition 3:

- Ibstock Calderstone Claret Red
- Taylor Maxwell Staffordshire State Blue Smooth
- Slate Grey Sandroft Concrete Tile - Dual with thin leading edge
- UPVC casement and frame Anthracite Grey, RAL 7016
- Scandinavian Redwood (softwood) Ruby - Shiplap Treated timber cladding

The above information is considered to be acceptable and condition 3 attached to planning permission referenced 122510/JO/2019 is now formally discharged, subject to the development being completed using these approved materials.

## **Appendix 1 – List of consultees & neighbours notified**

## **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 -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: NORTH2