

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/21/0291

Date registered valid: 12 April 2021

Proposal: Discharge of condition 2 (materials), 4 (ground conditions), 5 (ground conditions verification) 6 (CMP), 7 (Demolition), 8 (Surface Water Drainage), 13 (boundary treatment, 14 (landscaping) and 16 (environmental standards) attached to planning permission referenced 125682/FO/2019

Address: 45 Harrop Street, Manchester, M18 8RN

Ward(s): Gorton & Abbey Hey Ward

Applicant: Mr S Scudder Belverdale Homes Ltd 120 Ashton Road, M34 3JE

Agent (if any): Mr Matthew Myers LHGProjects 20 Glen Park Road, Wallasey, CH455JG

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approved and Refused

Date of recommendation: 3 June 2021

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 14 April 2021 Expired: 5 May 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: Approved and Refused

Article 35 Declaration

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

2) The proposed external materials detailed within the submitted Materials Schedule, received by the City Council as Local Planning Authority on 12 April 2021, are acceptable. Namely:

Bricks - Forterra - 65mm Moray Red Mixture;

Roof - Marley Edgemere tiles;

Windows and Doors - Anthracite Grey UPVC windows and doors (rear);

Rainwater goods - Black UPVC;

Fascia and Soffits - Black UPVC.

Subject to implementation of the agreed details, condition 2 can be discharged.

4) A Remediation Strategy relating to ground conditions is still outstanding. Until such time that details are received and agreed by the City Council as Local Planning Authority, condition 4 cannot be discharged.

5) A Verification Report to confirm compliance with a previously agreed remediation strategy is outstanding. Until such time that a verification report is received and agreed by the City Council as Local Planning Authority, condition 5 cannot be discharged.

6) The details contained within the submitted Construction Phase Plan, dated 3 August 2020 and received by the City Council as Local Planning Authority on 12 April 2021, are acceptable. Subject to implementation of the agreed details, condition 6 may be discharged.

7) The details contained within the submitted Demolition Method Statement/Risk Assessment produced by Reddish Demolition Ltd, dated 27 May 2020 and received by the City Council as Local Planning Authority on 12 April 2021, are satisfactory. On this basis, condition 7 can be discharged.

8) Notwithstanding the information submitted, resolution of the following matters is outstanding:

-A layout drawing with overland flow routes needs to be presented with appreciation of these overland flow routes in relation to the properties on site and adjacent properties off site;

-Details of how overland surface flows will be intercepted and prevented from leaving the site i.e. through placing of gully positioning;

-Construction details of flow control and SuDS elements;

-Clarification that the submitted drainage layout referenced '20207918 C1 01' is the finalised layout. (The submitted drainage strategy report references BDI drawing 20218005 C1 01).

Until such time that a comprehensive surface water drainage strategy is submitted to and agreed by the City Council as Local Planning Authority, condition 8 cannot be discharged.

13) The boundary treatment shown on drawing numbered 752.005, received by the City Council as Local Planning Authority on 12 April 2021, is satisfactory. Subject to implementation of the agreed details, condition 13 can be discharged.

14) The landscaping scheme shown on drawing numbered 752.004, received by the City Council as Local Planning Authority on 12 April 2021, is satisfactory. Subject to implementation of the agreed details, condition 14 can be discharged.

16) The details contained within the submitted Energy Statement, received by the City Council as Local Planning Authority on 12 April 2021, are satisfactory. Subject to implementation of the agreed details, condition 16 can be discharged.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
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
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH2