

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/21/0486

Date registered valid: 28 June 2021

Proposal: Discharge of Conditions 12b (contaminated land for apartments)) and 24 (Secured by Design for apartments)

Address: Beech Tree Court , 229 Moseley Road, Manchester, M19 2JT

Ward(s): Levenshulme Ward

Applicant: Mr Lawrence Arnold Cube Great Places 2A Derwent Avenue, Manchester, M21 7QP

Agent (if any): Mr Corin Yarrow Bowker Sadler Architecture Hatherlow House, Stockport, SK6 3DY

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 27 July 2021

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 5 July 2021 Expired: 26 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

Consultations & Notification Responses

Environmental Health – No objection to the discharge of condition 12 B (Email 27 July 2021).

GM Police Design for Security - No objection to the discharge of condition 24 (Email 19 July 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

1) The discharge of conditions 12b (contaminated land verification report for apartments) is approved on the basis that the development has been undertaken in accordance with the following document referenced: Completion report for a site at Kingsway, Manchester undertaken for Cube Great Places by WML Consulting Ref: 8003G-WML-00-XX RP-G-0003 dated 25 June 2021.

2) The discharge of condition 24 (Secured by Design for apartments) is approved on the basis that the development has attained a Secured by Design Silver Award by Cube Homes in relation to the development of 27 no. residential apartments at Beech Tree Court, 229 Moseley Road. Manchester on 25 June 2021.

Appendix 1 – List of consultees & neighbours notified

Greater Manchester Police
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 Zone - All Exceeding 90M
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH2