

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/21/0520

Date registered valid: 12 July 2021

Proposal: Discharge of condition 3 (construction management plan) attached to planning permission ref:129270/FO/2021

Address: Dean Trust Ardwick , 345 Stockport Road, Manchester, M13 0LF

Ward(s): Ardwick Ward

Applicant: Mr Nick David The Dean Trust Ashton On Mersey School, Cecil Avenue, Sale, M33 5BP

Agent (if any): Mr Paul Howitt Halliday Meecham Architects Limited 111 Piccadilly , Manchester, M1 2HY

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@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: 19 July 2021 Expired: 9 August 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

Highways Services - the submitted Construction Management Plan is sufficient to enable the discharge of this condition from a highway perspective. For any highway licensing/permitting requirements (hoardings, scaffolding, cranes etc.) then Manchester City Council website at <https://www.manchester.gov.uk/directory/26/licensing/category/355> should be contacted.

Environmental Health – Advise the condition can be discharged.

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:

Article 35 Declaration

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

Condition no.3 – Construction Management Plan

The submitted Construction Environmental Management Plan (CEMP) by Novus dated 8th July 2021 is considered to be satisfactory . On the basis that the measures within the Construction Environmental Management Plan dated 8th July 2021 are implemented in full for the duration of the construction period, I confirm condition no.3 is discharged.

Appendix 1 – List of consultees & neighbours notified

Highway Services
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 - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH2