

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/21/0424
Date registered valid: 3 June 2021
Proposal: Discharge of condition 13b (verification report) and 18 (energy statement) of planning permission ref: 125384/FO/2019
Address: Cleared land adjacent Windermere Close.
Ward(s):

Applicant: Ms Victoria Young One Manchester Lovell House, 6 Archway, Manchester, M15 5RN
Agent (if any): Mr Daniel Tomlinson GWP Architecture 1 Lidgett Lane, Leeds, LS8 1PQ
Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 18 June 2021

Application details

Type of application: Approval of condition application
Development type: Notifications
Date of site visit: N/A

Standard consultations:
Printed: 15 June 2021 Expired: 6 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 - Confirm the acceptability of the submitted WML Completion Report and have no objection to the discharge of condition 13 B.

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

13) The discharge of condition 13b (Contaminated land verification report) is approved on the basis of the implementation of the development in accordance with document referenced: Completion Report for a site at Windermere Close, Openshaw undertaken for Eco-Res Ltd Ref: 8755G-WML-XX-ZZ RP-G-0004 dated 26 May 2021.

18) The discharge of condition 18 (Energy statement) is approved on the basis of the implementation of the development in accordance with document ref: Energy Statement, Windermere Court, PA1422 Rev B dated November 2019 by TACE and stamped as received by the City Council, as Local Planning Authority, on the 13 November 2019 and the post construction review statement referenced: GWP Architecture P01 | 03.06.21 Carbon Reduction Summary - Windermere Close - As-built (related to SAP calculation Regulations Compliance Reports completed by SAP Assessors WECE (Daniel Watt (STRO026464))).

Appendix 1 – List of consultees & neighbours notified

Environmental Health