

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/21/0858

Date registered valid: 15 November 2021

Proposal: Discharge of conditions 3 (materials), 5 (security measures), 6 (ground conditions), 8 (surface water drainage), 10 (boundary treatment), 11 (landscaping), 12 (cycle parking), 13 (environmental standards) attached to planning permission referenced 130239/FO/2021

Address: 10 Moxley Road, Manchester, M8 4HJ

Ward(s): Crumpsall Ward

Applicant: Mr M Bamberger Welcome Estates Ltd Heaton House, 148 Bury Old Road, Manchester, M7 4SE

Agent (if any): S Parmar Debtal Architecture Ltd 72 Bury New Road, Prestwich, M25 0JU

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

Recommendation: Approve

Date of recommendation: 31 May 2022

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 17 November 2021

Expired: 8 December 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: Crumpsall Lane Conservation Area 2004

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: Approve

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

1) The external materials detailed on drawings referenced 110/1 received by the City Council as Local Planning Authority by e-mail dated 1 February 2022 and 20 December 2021 are satisfactory. These include:

Bricks - Olde Mill Blend;
Roof tiles - Marley Modern (anthracite).

Subject to implementation of the agreed details, condition 3 can be discharged.

2) The security measures shown on drawing referenced 120/1, received by the City Council as Local Planning Authority by e-mail dated 1 February 2022 are satisfactory. Subject to implementation of the agreed details, condition 5 can be discharged.

3) The measures contained within the submitted Phase 1 Desk Study and Site Investigation Report by Earth Environmental and Geo Technical Ltd (Ref: A4255/21) received by the City Council as Local Planning Authority on 15 November 2021, are acceptable. On this basis, condition 6 can be discharged.

4) The details contained within the submitted Drainage Strategy produced by BDI, received by the City Council as Local Planning Authority on 15 November 2021, supplemented by e-mail confirmation dated 20 December 2021 that the front garden paving will be permeable, the response from United Utilities dated 4 March 2022 and the Outline Surface Water Drainage Maintenance Strategy V2 produced by BDI, received by the City Council as Local Planning Authority on 30 May 2022, are acceptable. Subject to implementation of the agreed details, condition 8 can be discharged.

5) The boundary treatment shown on drawings referenced 120/1 and 110/1 received by the City Council as Local Planning Authority by e-mail dated 1 February 2022, is satisfactory. Subject to implementation of the agreed details before the house is occupied, condition 10 can be discharged.

6) The landscaping scheme shown on drawings referenced 120/1 and 110/1 received by the City Council as Local Planning Authority by e-mail dated 1 February 2022, is satisfactory. Subject to implementation of the agreed details, condition 11 can be discharged.

7) The cycle storage details shown on drawing referenced 120/1, received by the City Council as Local Planning Authority by e-mail dated 1 February 2022, is satisfactory. Subject to implementation of the agreed details before the house is occupied, condition 12 can be discharged.

8) The details contained within the submitted Energy Statement produced by E2 consultants (V.1), received by the City Council as Local Planning Authority on 15 November 2021 and supplemented by confirmation that the solar pv option would be implemented, as per the e-mail received by the City Council as Local Planning Authority 20 December 2021, is satisfactory. On the basis that the agreed energy efficiency measures will be implemented, condition 13 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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Crumpsall Lane Conservation Area 2004
Area Team Boundary - Name: NORTH1