

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128614/FO/2020

Date registered valid: 17 February 2021

Proposal: Elevational alterations to building, together with the installation of fume extraction system to the rear

Address: Unit 1 , 572 Stockport Road, Manchester, M12 4JJ

Ward(s): Longsight Ward

Applicant: Mrs Rubeena Barkat Karak Chaai Flat 42, 6 Lloyd Road, Manchester, M19 2QY

Agent (if any): Mr Keith Hilton Hilton Architecture & Surveying Ltd 12 Carr House Road, Springhead, Oldham, OL4 4PA

Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: WITHDRAWN

Date of recommendation: 13 April 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 23 February 2021 Expired: 16 March 2021

Neighbour notifications

Printed: 23 February 2021 Expired: 16 March 2021

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:

Withdrawn by email dated 12 April 2021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: WITHDRAWN

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

First Floor, 388C Dickenson Road, Manchester, M13 0WQ
Shoebox, 388C Dickenson Road, Manchester, M13 0WQ
Shee Trends, 388 Dickenson Road, Manchester, M13 0WQ
392 Dickenson Road, Manchester, M13 0WQ
390 Dickenson Road, Manchester, M13 0WQ
394 Dickenson Road, Manchester, M13 0WQ
396 Dickenson Road, Manchester, M13 0WQ
Offices, 568 Stockport Road, Manchester, M19 3AD
Longsight Market, Dickenson Road, Manchester, M13 0WG
576 - 578 Stockport Road, Manchester, M13 0RQ
551 - 553 Stockport Road, Manchester, M12 4JH
562 - 564 Stockport Road, Manchester, M12 4JJ
568 Stockport Road, Manchester, M12 4JJ
574 - 576 Stockport Road, Manchester, M13 0RQ
393 Dickenson Road, Manchester, M13 0WG
Dr I Saleem And Colleagues Dental Practice, 566 Stockport Road, Manchester, M12 4JJ
560 Stockport Road, Manchester, M12 4JJ
558 Stockport Road, Manchester, M12 4JJ
555 Stockport Road, Manchester, M12 4JH

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) -
Area Team Boundary - Name: NORTH2