

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/21/0250

Date registered valid: 25 March 2021

Proposal: Discharge of condition numbers 5 (bin store) and 6 (bike store) from planning approval 128373/FO/2020

Address: 21 Old Lansdowne Road, Manchester, M20 2PB

Ward(s): Didsbury West Ward

Applicant: Mr George Smith Conform North West Limited 3 Tuns Lane, Formby, L37 4AQ

Agent (if any): Mr. DK Seddon Howard & Seddon ARIBA 64 Washway Road, Sale, M33 7RE

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 5 May 2021

Application details

Type of application: Approval of condition application

Development type: Notifications

Standard consultations:

Printed: 26 March 2021 Expired: 16 April 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: Albert Park Conservation Area 1988

Tree Preservation Order: As per Conservation Area

The discharge of conditions application has been submitted in relation to the discharge of condition 5 - Bin store and Condition 6 Cycle store attached to application ref: 128373/FO/2020.

Description of area See report for 128373/FO/2020

Description of development See report for 128373/FO/2020

Consultations & Notification Responses

Environmental Health- No objections- recommend discharge of condition 5 (Bin Store)

Highways- no objections- recommend -recommend discharge of condition 6 (Cycle Store)

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) Discharged

5) The following information has been submitted in respect of this planning condition;

Drawing 14,301- 16 Rev A detailing the size and materials proposed for the bin store received 15th March 2021

Drawing 14,301- 15 Rev A site plan detailing the location of the proposed bin store received 15th March 2021.

The above information has been considered and is acceptable in order to discharge this planning condition. The bin store must now be implemented in accordance with the above information. Condition 5 is therefore formally discharged.

6) The following information has been submitted in respect of this planning condition;

Drawing 14,301- 16 Rev A detailing the size and materials proposed for the cycle store received 15th March 2021

Drawing 14,301- 15 Rev A site plan detailing the location of the proposed cycle store received 15th March 2021.

The above information has been considered and is acceptable in order to discharge this planning condition. The cycle store must now be implemented in accordance with the above information. Condition 5 is therefore formally 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
Conservation Area - Albert Park Conservation Area 1988
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH