

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/21/0204

Date registered valid: 15 March 2021

Proposal: Discharge of condition no.5 (Sustainability); no.11b (Contaminated Land); no.12 (Fume extraction); attached to planning permission ref:124522/FO/2019.

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

Ward(s): Ardwick Ward

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

Agent (if any): planning EillisWilliams Architects Wellfield, Chester Road, Preston Brook, WA7 3BA

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 2 April 2021

Application details

Type of application: Approval of condition application

Development type: Householder

Date of site visit:

Standard consultations:

Printed: 18 March 2021 Expired: 8 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:

Tree Preservation Order:

Description of area

Description of development

Consultations & Notification Responses

Environmental Health – Have advised that condition nos. 11b and 12 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: Approve

Article 35 Declaration

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

5) The submitted Dean Trust, Ardwick Post Construction Sustainability Review Report Ref: MA459-MEP-RPT-003 dated February 2021 by Troup Bywaters and Anders has been examined. It is noted that SRL Technical Services completed a BREEAM pre-assessment, based on the information provided by the project team, and identified a target score of 55.49% (BREEAM 'Very Good'), and that the review report illustrates the post-construction review of the Environmental Assessment, actions taken within the project and anticipated score (Very Good) if a formal accredited BREAM process was executed in the project.

Furthermore, that measures implemented in relation to Environmental Sustainability, include:

- Energy conservation - focus on the building envelope (form and fabric), including improved air tightness, and improved thermal insulation .
- Use of daylight.
- Energy efficiency measures.
- High efficacy LED lighting and presence control.
- Low water demand.
- Energy metering to quantify demands, local within the building.
- Mixed-mode ventilation solution, allowing passive ventilation when able to meet internal comfort requirements.

On the basis that measures specified in the Post Construction Sustainability Review Report have been implemented , condition no.5 is discharged.

11b) The information submitted in the Clean Cover System Validation Letter ref: NS/M4246/9858 20 January 2021 by Brownfield Solutions Ltd, has been examined and is considered to be acceptable. I can therefore confirm that condition no.11b is discharged.

12) The email from the planning agent to the local planning authority dated 15th March 2021, confirming that no relevant system of fume extraction has ever been part of the development has been noted . On the basis that the development does not required the installation of any fume extraction equipment, I can confirm that further action is required , and the fume extraction condition (no.12) can be discharged.

Appendix 1 – List of consultees & neighbours notified

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) -

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Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: NORTH2