

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/21/0022

Date registered valid: 14 January 2021

Proposal: Discharge of conditions 3 (Construction Management Plan), 4 (Materials), 7 (Waste Management) and 8 (Cycle Storage) attached to planning permission ref: 128368/FO/2020

Address: 725 - 727 Stockport Road, Manchester, M19 3AR

Ward(s): Levenshulme Ward

Applicant: UK Construction (NW) Ltd 25 - 727 Stockport Road, Manchester, M19 3AR

Agent (if any): David Ormesher Holborow and Ormesher Station House, Adams Hill, Knutsford, WA16 6DN

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

Recommendation: Approve

Date of recommendation: 22 February 2021

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 15 January 2021 Expired: 5 February 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. 3 , 7 and 8 can be discharged following the receipt of the additional waste storage information.

Highways Services - For condition 3, the submitted Construction Management Plan is sufficient to allow us to recommend the discharge of this condition from a highway perspective. The applicant should now contact the MCC Highway Resilience Team to agree the detailed traffic routing, traffic management and licensing/permitting requirements via Contact Manchester (Tel. 0161 234 5004).

Regarding condition 7, the submitted waste management information is sufficient to allow us to recommend the discharge of this condition from a highway perspective.

In relation to condition 8, the submitted cycle storage information is sufficient to allow us to recommend the discharge of this condition from a highway perspective.

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

3) The Site Service Plan received on and 11.01.2021, Construction Management Plan 13.01.2021 have been examined and are considered to be acceptable. Condition no.3 is discharged on the basis that the development is implemented in accordance with submitted Site Service Plan and Construction Management Plan.

4) It is noted that it is proposed to use re-used matching brickwork, with grey polyroof 185 to the roof of the proposed dormer, grey artificial slate vertical tiles to dormer front and sides to match the existing roof, and white upvc window frames, and dark grey RAL 7016 powder coated aluminium frames to the proposed shop fronts. On the basis that the development is implemented in accordance with the above materials condition no.4 is discharged.

7) The contents of the email dated 10th February 2021 from planning agent confirming number and size of bins to serve the two flats, the revised waste proforma and plan ref: 2126/20/02 D with annotated reference to waste storage received 17th February 2021 have been considered. On the basis of the confirmation of the number and size of bins to serve the two flats in the email dated 10th February 2021 from planning agent, the revised waste proforma and in the locations shown plan ref: 2126/20/02 D are fully implemented as part of the development and remain in situ whilst the use or development is in operation, condition no.7 is discharged.

8) The details on plan ref: 2126/20/02 D with annotated reference to 2 cycle brackets affixed to the rear wall of no.727 Stockport Road with a canopy above have been considered. On the basis the 2 cycle brackets are affixed to the rear wall of no.727 Stockport Road with a sloping

perspex canopy installed above, and that these facilities are retained and permanently reserved for bicycle parking, condition no.8 is 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
Area Team Boundary - Name: NORTH2