

Planning

Growth & Development

Delegated officer report for planning application

Application no.	CDN/20/0827
Date registered valid:	15 December 2020
Proposal:	Discharge of condition 6 (materials), condition 11 (noise), 13 (bio diversity) attached to planning permission referenced 126006/FO/2020
Address:	7 Rainforth Street, Manchester, M13 0RP
Ward(s):	Longsight Ward
Applicant:	Mr MB Shahzad KAAM Limited 7 Rainforth Street, Manchester, M13 0RP
Agent (if any):	Mr Saghir Hussain Create It Studio Architects Universal Square, Devonshire Street North, Manchester, M12 6JH
Case officer:	Carl Glennon Tel: 0161 234 4530 Email: carl.glennon@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	12 January 2021

Application details

Type of application:	Approval of condition application
Development type:	Notifications
Date of site visit:	N/A

Standard consultations:

Printed: 16 December 2020 Expired: 6 January 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: No

Tree Preservation Order: No

Condition(s) to be attached to decision for approval

6) The discharge of condition 6 (Materials) is approved on the basis that the development is implemented in accordance with the following details specified in Materials Schedule referenced: A1265-Z-100-A01:

- i. Weinerberg Staffordshire Smooth Red brick;
 - ii. UPVC double glazed window and door units: Colour Grey RAL 7016
- (All documents received 15 December 2020).

Details within the above materials schedule relating to perforated aluminium roller shutters: Colour Grey RAL 7016 are not approved as the installation of roller shutters is not in approved as part of planning permission ref: 126006/FO/2020.

11) The discharge of condition 11 (Noise attenuation) is approved on the basis that the development is implemented in accordance with the scheme comprising letter from Lighthouse Acoustics referenced Pre-commencement condition 11 Ref: 0586/le/04 (to be read in conjunction with Lighthouse Acoustics: Acoustic Planning Report 0586/APR2 Revision 1 dated 8 January 2020). The approved scheme shall be implemented prior to the occupation of the development and maintained in situ thereafter.

13) The discharge of condition 13 (Bio-diversity) is approved on the basis that the development is implemented in accordance with the scheme comprising letter from Kingdom Ecology dated 3 September 2020 and referenced: Biodiversity Enhancement Measures- 7 Rainforth Street, Longsight, Manchester, M13 0RP (Application No: 126006/FO/2020), including: the installation of individual bat, sparrow nest and swift nest boxes detailed in Figure 1 - Bio-diversity enhancement. The approved details shall be implemented prior to the occupation of the development and maintained in situ thereafter.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Greater Manchester Ecology Unit