

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/20/0732

Date registered valid: 11 December 2020

Proposal: Discharge of condition 2 (materials), 4 (ground conditions), 5 (ground condition verification), 6 (CMP), 7 (Demolition), 8 (surface water drainage), 13 (boundary treatment), 14 (landscaping), 16 (environmental standards) attached to planning permission referenced 125682/FO/2019

Address: 45 Harrop Street, Manchester, M18 8RN

Ward(s): Gorton & Abbey Hey Ward

Applicant: Mr S Scudder Belverdale Homes Ltd 120 Ashton Road, Denton, M34 3JE

Agent (if any): Mr Matthew Myers LHGProjects 20 Glen Park Road, Wallasey, CH45 5JG

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approved and Refused

Date of recommendation: 13 January 2021

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 14 December 2020

Expired: 4 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:

Tree Preservation Order:

Description of area

Description of development

Consultations & Notification Responses

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: Approved and Refused

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

1) Insufficient details have been provided. Samples or coloured brochure extracts of the proposed materials are required in order to assess the impact of the full palette of materials. Until such time that details are received and agreed by the City Council as Local Planning Authority, condition 2 cannot be discharged.

2) The submitted ground survey submitted contains no details of the monitoring locations at the site. No historical maps have been submitted and no gas monitoring has been undertaken at the site. Until such time that details of this are submitted and agreed by the City Council as Local Planning Authority, condition 4 cannot be discharged.

3) No completion/verification report has been received. This condition can only be discharged upon completion of the development, for which the completion/verification report confirms that all necessary investigation and remediation measure have been implemented in accordance with agreed measures, pursuant to condition 4. As such, condition 5 cannot be discharged at this time.

4) No information has been submitted regarding the control of noise during the demolition and construction phases of the development. Information will need to be submitted which confirms how noise will be managed, what the limits are and who will be responsible for managing this. Until such time that details of this are received and agreed by the City Council as Local Planning Authority as part of an updated construction/demolition method statement/management plan, condition 6 cannot be discharged.

5) No information has been submitted regarding the control of noise during the demolition and construction phases of the development. Information will need to be submitted which confirms how noise will be managed, what the limits are and who will be responsible for managing this. Until such time that details of this are received and agreed by the City Council as Local Planning Authority as part of an updated construction/demolition method statement/management plan, condition 7 cannot be discharged.

6) Insufficient surface water drainage details have been submitted.

Condition 8 require the following information to be provided.

- Evidence that the use of green SuDS have been maximised in the design;
- Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. i.e. at least a 50% reduction in runoff rate compared to the existing rates, as the site is located within a Critical Drainage Area;
- Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;
- Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for climate change in any part of a building;
- Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. The flood water should be routed away from the buildings and towards the less vulnerable areas i.e. open spaces, car parks and roads. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.
- Hydraulic calculation of the existing and proposed drainage system;
- Construction details of flow control and SuDS elements.

Until such time that the above details are submitted and agreed by the City Council as Local Planning Authority, condition 8 cannot be discharged.

7) Insufficient details have been provided in relation to the proposed boundary treatment. Condition 13 requires the submission and agreement of plan indicating the positions, design, materials and type of boundary treatment/gates to be erected. Further details are required in relation to the design and materials of the proposed boundary treatment. Until such time that details are submitted and agreed in writing by the City Council as Local Planning Authority, condition 13 cannot be discharged.

8) The submitted landscaping scheme shown on drawing numbered 752.004 is inadequate and shows insufficient detail. The following matters are of concern:

- In contrast to the approved layout, plot 3 shown on the submitted drawing is entirely hard landscaped to the rear and does not include a rear garden area;
- Artificial grass is proposed. It is required that the rear gardens be laid to lawn;
- No details of the planting species have been provided;
- The specification of the hard landscaping is required i.e manufacturer's specification.

Until such time that an amended landscaping scheme is submitted to and agreed in writing by the City Council as Local Planning Authority, condition 14 cannot be discharged.

9) The details contained with the submitted Energy Statement received by the City Council as Local Planning Authority on 16 November 2020 are satisfactory. Subject to implementation of the agreed measures, condition 16 can be discharged.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police

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
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH2