

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/20/0563

Date registered valid: 9 December 2020

Proposal: Discharge of condition 3 (Materials) , 5 (Bin Store) and 6 (gas protection measures) attached to planning permission referenced 126291/FH/2020

Address: 2 Norfolk Avenue, Manchester, M18 7BF

Ward(s): Longsight Ward

Applicant: Mr Pavel Zuzanik 2 Norfolk Avenue, Manchester, M18 7BF

Agent (if any): Mr Barry Bradley Bradley Building Design Ltd Keepers Cottage, Lyme Park, Stockport, SK12 2NS

Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approved

Date of recommendation: 03 January 2021

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 10 December 2020

Expired: 31 December 2020

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

1. Environmental Health

We have no objection to the discharge of the above conditions.

2. HIGHWAYS RESPONSE

CONDITION 5- BIN STORES

Highways are satisfied with the proposed bin storage location and can recommend this condition is 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: Approved

Article 35 Declaration

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

3) The information submitted relating to Condition 3 (Materials), as specified in the Materials Schedule, received by the City Council as Local Planning Authority on 09 December 2020 has been considered, and the samples of Radcliffe Red brick and red Double Roman interlocking concrete roof tiles have been viewed on site. On the basis that the development is implemented using Radcliffe Red brick and red Double Roman interlocking concrete roof tiles, together with RAL 7016 dark grey PVC windows and doors, condition no.3 is discharged

5) The information submitted relating to proposed location and elevational details of the bin store screen, as shown on the Block Plan, and the Proposed Floor Plans/Sections and Elevations ref: 1865/2/C, received by the City Council as Local Planning Authority on 09 September 2020 is considered to be acceptable. On the basis that the development is implemented in accordance with the details on the plans referenced above, condition no. 5 is discharged.

6) The information relating to proposed Gas protection measures in the submitted document titled: "Visqueen Gas Protection System Components", received by the City Council as Local Planning Authority on 03 September 2020 is considered to be acceptable. On the basis that the development is implemented in accordance with the submitted gas protection measures referenced above, condition no.6 is discharged.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Highway Services

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 -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH2