MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	CDN/20/0682
Date registered valid:	22 October 2020
Proposal:	Discharge of conditions 19 (Biodiversity enhancement) and 22a (Noise) attached to planning permission ref: 122897/FO/2019
Address:	Bank Bridge Road, Land Adjacent To And Comprising Ilk Street And Alpine Street, Manchester, M11 4GD
Ward(s):	Clayton & Openshaw Ward
Applicant:	Mr Paul Hunter The Casey Group Ltd Rydings Road, Rochdale, OL12 9PS
Agent (if any):	Mr Gareth Reid MHA Architects Suite 1b Origin, 70 Spring Gardens, Manchester, M2 2BQ
Case officer:	Sue Wills Tel: 0161 234 4524 Email: sue.wills@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	11 November 2020

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:
Printed: 26 October 2020 Expired: 16 November 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

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 polices 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

19) The submitted Landscape and Ecological Management Plan and Appendix 1 plan showing the location of the proposed location and the of bird and bat boxes ref: UES02374/02 has been examined and is considered to be satisfactory. On the basis that the development is implemented in full accordance with the measures set out in the Landscape and Ecological Management Plan (including the installation of bird and bat boxes in accordance with Appendix 1) , condition no.19 is discharged.

22) It is noted that the original report ref: ARR/PPN/C/2889.01 has had to be updated, as since the original assessment the site layout and plot numbers have changed slightly, and that whilst this has led to some very subtle differences to the calculations, the conclusions are unchanged. On the basis that the development is implemented in accordance with the noise assessment ref ARR/PPN/C/2889.01 dated 18th September 2020, I can confirm that condition no.22a is discharged.

Before part (b) can be discharged a noise insulation verification report shall be submitted, before the houses are occupied in order to confirm the expected noise eels within the properties have been achieved.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Neighbourhood Team Leader (Arboriculture)
Greater Manchester Ecology Unit

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 - Not Affected
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) -
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Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH2