

Planning

Growth & Development

Delegated officer report for planning application

Application no. 126806/LO/2020

Date registered valid: 6 July 2020

Proposal: LISTED BUILDING CONSENT for the installation of 2 no. internal condensers units to 3rd level of tower and 2 no. internal air conditioning units to be wall mounted within equipment room.

Address: St Matthews With St Marys , Cleveland Road, Crumpsall, Manchester, M8 4QU

Ward(s): Crumpsall Ward

Applicant: EE UK Ltd Trident Place, Hatfield Business Park, Mosquito Way, Hatfield, AL10 9BW

Agent (if any): Damian Hosker WHP Telecoms Limited Helena House, Troy Mills, Troy Road, Leeds, LS18 5GN

Case officer: Eve Woolstencroft
Tel: 0161 234 4533
Email: eve.woolstencroft@manchester.gov.uk

Recommendation: WITHDRAWN

Date of recommendation: 18 August 2020

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 8 July 2020 Expired: 29 July 2020

Site notice

Posted: Expired:

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Y

Conservation area: Crumpsall Green Conservation Area 2004

Tree Preservation Order:

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: WITHDRAWN

Article 35 Declaration

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

Appendix 1 – List of consultees & neighbours notified

26 Delaunays Road, Manchester, M8 4QS
22 Delaunays Road, Manchester, M8 4QS
63 Delaunays Road, Manchester, M8 4RF
61 Delaunays Road, Manchester, M8 4RF
Flat 3, 46 Delaunays Road, Manchester, M8 4RF
Flat 2, 46 Delaunays Road, Manchester, M8 4RF
Flat 1, 46 Delaunays Road, Manchester, M8 4RF
17 Cleveland Road, Manchester, M8 4GS
Flat 5, 20 Delaunays Road, Manchester, M8 4QS
Flat 4, 20 Delaunays Road, Manchester, M8 4QS
9A Cleveland Road, Manchester, M8 4GS
Flat 1, 44 Delaunays Road, Manchester, M8 4RF
Flat 2, 44 Delaunays Road, Manchester, M8 4RF
Flat 3, 44 Delaunays Road, Manchester, M8 4RF
Flat 5, 44 Delaunays Road, Manchester, M8 4RF
20 Delaunays Road, Manchester, M8 4QS
Flat 6, 44 Delaunays Road, Manchester, M8 4RF
Flat 1, 15 Cleveland Road, Manchester, M8 4GS
Flat 1, 30 Delaunays Road, Manchester, M8 4QS
Flat 2, 24 Delaunays Road, Manchester, M8 4QS
Flat 2, 11 Cleveland Road, Manchester, M8 4GS
Flat 2, 5 Cleveland Road, Manchester, M8 4GS
7 Cleveland Road, Manchester, M8 4GS
Flat 4, 32 Delaunays Road, Manchester, M8 4QS
Flat 1, 32 Delaunays Road, Manchester, M8 4QS
9 Cleveland Road, Manchester, M8 4GS
11 Cleveland Road, Manchester, M8 4GS
5 Cleveland Road, Manchester, M8 4GS
28 Delaunays Road, Manchester, M8 4QS
Flat 4, 44 Delaunays Road, Manchester, M8 4RF
Flat 3, 15 Cleveland Road, Manchester, M8 4GS
Flat 2, 15 Cleveland Road, Manchester, M8 4GS
Flat 3, 20 Delaunays Road, Manchester, M8 4QS
Flat 2, 20 Delaunays Road, Manchester, M8 4QS
Flat 1, 20 Delaunays Road, Manchester, M8 4QS
Flat 3, 40 Delaunays Road, Manchester, M8 4RF
Flat 2, 40 Delaunays Road, Manchester, M8 4RF
Flat 1, 40 Delaunays Road, Manchester, M8 4RF
Flat 3, 42 Delaunays Road, Manchester, M8 4RF
Flat 2, 42 Delaunays Road, Manchester, M8 4RF
Flat 1, 42 Delaunays Road, Manchester, M8 4RF
Flat 3, 30 Delaunays Road, Manchester, M8 4QS
Flat 2, 30 Delaunays Road, Manchester, M8 4QS
Flat 4, 24 Delaunays Road, Manchester, M8 4QS
Flat 3, 24 Delaunays Road, Manchester, M8 4QS
Flat 1, 24 Delaunays Road, Manchester, M8 4QS
Flat 3, 5 Cleveland Road, Manchester, M8 4GS
Flat 2, 13 Cleveland Road, Manchester, M8 4GS
Flat 1, 13 Cleveland Road, Manchester, M8 4GS
Flat 1, 11 Cleveland Road, Manchester, M8 4GS

Flat 1, 5 Cleveland Road, Manchester, M8 4GS
Flat 4, 30 Delaunays Road, Manchester, M8 4QS
Flat 3, 32 Delaunays Road, Manchester, M8 4QS
Flat 2, 32 Delaunays Road, Manchester, M8 4QS
Flat 5, 24 Delaunays Road, Manchester, M8 4QS
Flat 3, 13 Cleveland Road, Manchester, M8 4GS
Flat 3, 11 Cleveland Road, Manchester, M8 4GS
Flat 4, 5 Cleveland Road, Manchester, M8 4GS

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
Conservation Area - Crumpsall Green Conservation Area 2004
Area Team Boundary - Name: NORTH1