

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/20/0335

Date registered valid: 20 May 2020

Proposal: Discharge of conditions 3 (materials), 12 (Travel Plan), 13a (landscaping) and 25 (boundary treatment) attached to planning permission referenced 122897/FO/2019

Address: Bank Bridge Road Land Adjacent To And Comprising Ilk Street & Alpine Street, Manchester, M11 4GD

Ward(s): Clayton & Openshaw Ward

Applicant: Mr Mark Barnes The Casey Group Ltd Rydings Road, Rochdale, OL12 9PS

Agent (if any): Mr Gareth Reid MHA Architects 51 Barton Arcade, Deansgate, Manchester, M3 2BJ

Case officer: Sue Wills
Tel: 0161 234 4524
Email: s.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 19 June 2020

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 21 May 2020 Expired: 11 June 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 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: Approve

Article 35 Declaration

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

3) I have noted in the email from the planning agent dated 10th June 2020 , that the applicant has agreed to revise the colouration of the proposed brickwork to Wrekin dark Red brick now being the dominant colour, with the details comprising contrasting Hadley Red Smooth brick. The materials listed in external materials schedule revision P2 received 10th June 2020, which are specified below, are considered to be acceptable:

- Roof Tile Marley Edgemere Colour: Smooth Grey
- Facing Brick

TYPE 1 Michelmersh - Wrekin Dark Red 65mm (primary facing brick

TYPE 2 Michelmersh - Hadley Red Smooth 65mm (contrasting facing brick

- Windows. Fascias, soffits Anthracite Grey UPVC
- Rainwater pipes and gutters Black UPVC

Therefore, on the basis that the development is implemented in accordance with the materials detailed above I can confirm that condition no.3 is discharged.

12) The submitted Travel plan ref : A104811 by WYG has been examined and is considered to be satisfactory . On the basis that the development is implemented in accordance with the approved travel plan I can confirm condition no. 12 is discharged.

13) The submitted revised Plan ref :1OM1_MHA_XX_XX_DR_A_01-006 rev.C (Proposed Soft and Hard Landscaping Scheme with Planting Schedule) received on 27th May 2020 has been examined and is considered to be acceptable. The content of the planning agents email dated 19.06.2020 are noted in regard to the confirmation that all of the landscaped areas would be maintained by One Manchester. On this basis that the development is implemented in accordance with the plan above and the landscaped areas referred to above an subject to on-going maintenance by One Manchester condition no.13a is discharged.

As part b of the condition requires 'If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size

as that originally planted shall be planted at the same place'; part b of condition no.13 cannot be discharged at this time

25) Plan ref :1OM1_MHA_XX_XX_DR_A_01-003 rev.C5 (Proposed boundary treatment layout) has been examined, together with the content of the email from the planning agent dated 10th June 2020 . It is considered that the proposed boundary treatments maintain appropriate visual permeability across the site, will not give rise to any highway safety implications, and will safeguard security for future occupiers. The details on the plan are considered to be acceptable. Therefore, on the basis the development is implemented in accordance with detail on plan ref :1OM1_MHA_XX_XX_DR_A_01-003 rev.C5 (Proposed boundary treatment layout), and the low brick boundary walls comprise Wrekin dark Red brick with RAL colour 7016 railings above, condition no.25 is discharged.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Neighbourhood Team Leader (Arboriculture)
Greater Manchester Police
Greater Manchester Ecology Unit

Appendix 2 – Planning constraints

[illegible]