MANCHESTER CITY COUNCIL

Planning

Growth & Neighbourhoods Directorate

Officer Report for Delegated Applications

Application No.	CDN/17/0134
Date Registered:	15 March 2017
Proposal:	Application for the discharge of condition 3 (Materials) of planning approval 110621/FO/2015/N1
Address:	Crofters House , Moss Brook Road, Manchester, M9 5PG
Ward(s):	Harpurhey Ward
Applicant:	Mr Terrance Askew Manchester and Cheshire Dogs Home Crofters House, Moss Brook Road, Manchester, M9 5PG
Agent (if any):	Mr Daniel Waugh Dickinson Waugh Architecture Ltd The Cart House, Hollins Farm, Twemlow Farm, Holmes Chapel, CW4 8GE
Case Officer:	Jeni Regan Tel: 0161 234 4164 Email: j.regan@manchester.gov.uk
Recommendation:	Approve
Date of Recommendation:	8 May 2017

Recommendation: Approve

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

3) The following information has been submitted for consideration:

o Photographs showing the following materials and also as viewed on site:
a) External Facing Brick: Furness Bricks - Natural Terracotta
b) Roof Cladding: Kingspan - Anthracite
c) Wall Cladding: Natural Cedar with a natural finish.

The information submitted as listed above has been considered and the following comments can be made.

The proposed materials listed above for the new adoption are considered to be acceptable. Therefore, this formally discharges Condition 3 of planning approval 110621/FO/2015/N1.

Appendix 1 – List of consultees & neighbours notified

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 (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH1