MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	CDN/25/0825
Date registered valid:	29 August 2025
Proposal:	Application to discharge condition 4 (Gas Membrane) attached to planning permission140658/FH/2024
Address:	53 Grange Avenue, Manchester, M19 2FZ
Ward(s):	Burnage Ward
Applicant:	Dr Matthew Boardman
Agent (if any):	Mr Phillip Gannon Gannon Works
Case officer:	Harriet Aidoo Tel: 0161 234 4532 Email: harriet.aidoo@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	15 October 2025

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:
Printed: 3 September 2025 Expired: 24 September 2025

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: No

Tree Preservation Order: No

Description of area

Description of development

Consultations & Notification Responses

1. Environmental Health

Initial comments dated, 25/09/2025 - The information provided so far is fi ne but ideally, we would need to see photos of the membrane installed. There are none on the Portal, would it be possible to ask the applicant if they have any available or can take some if the work isn't finished yet.

Subsequent comments dated, 15/10/2025 - The information submitted is fine to address the condition.

Issues

Other Legislative Requirements
Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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

4) The measures for the membrane to be installed, as shown on: Dwg. No. L(-3)001, Rev C00; Dwg. No. AOL-0413-SK03; Dwg. No. NF500-01; Supporting Information -BUILDING REGULATION NOTES and Supporting Information - Visqueen Technical Datasheet; all received by the City Council as Local Planning Authority on 29 August 2025 are considered to be acceptable. On the basis that the development is implemented in accordance with the details in the above information, Condition 4 (Gas membrane), attached to planning permission referenced 140658/FH/2024 is discharged.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA