

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/25/0077

Date registered valid: 28 January 2025

Proposal: Discharge of condition 5 (cycle storage) attached to planning permission referenced 138801/VO/2023.

Address: Ground Floor And First Floor, 69 Dickenson Road, Manchester, M14 5AZ

Ward(s): Rusholme Ward

Applicant: Louise Stonall, Manchester City Council

Agent (if any): Andrew Unsworth, Manchester City Council

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

Recommendation: Approve

Date of recommendation: 6 February 2025

Application details

Type of application: Approval of condition application

Development type: Notifications

Standard consultations:

Printed: 30 January 2025 Expired: 20 February 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:

Tree Preservation Order:

Description of area

Description of development

Consultations & Notification Responses

HIGHWAY RESPONSE:

In regard to Condition 5 (Cycle Storage) plans and specification details have been submitted. The information is sufficient to allow them to recommend the discharge of the condition from a Highways perspective.

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 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

Condition 5 (cycle storage)

5) The Broxap Premier Cycle Storage cage specification sheet has been reviewed in conjunction with the email from the planning agent dated 6th February 2025, confirming that the proposed cycle storage cage would be Anthracite (RAL7016) in colour. The submitted information also confirms that the shelter would be locked at all times with access to the shelter controlled by the 24hour staff and site team, and that the shelter is located in a position covered by the site CCTV system.

On the basis that the cycle storage arrangements are implemented in accordance with the information referenced above, in the location shown on Proposed site plan ref: 69D-MCC-B01-GF-DR-B-0015-S4C, and the cycle storage arrangements are installed prior to the proposed accommodation being brought into use, and are retained thereafter, condition no.5 is discharged.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: SOUTH AREA