

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/25/0064

Date registered valid: 27 January 2025

Proposal: Discharge of conditions 4 (gas membrane), 5 (noise), 6 (CMP), 8 (ES) and 13 (drainage) attached to planning permission referenced 132856/FO/2022

Address: Land Next To Former 23 Great Jones Street, Manchester, M12 5NX

Ward(s): Gorton & Abbey Hey Ward

Applicant: Andrzej Olzsanski Oslady Homes Ltd

Agent (if any): Mr Paul Carr Paul Carr Design Ltd

Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: Approved and Refused

Date of recommendation: 15 April 2025

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 29 January 2025 Expired: 19 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: No

Tree Preservation Order: No

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: Approved and Refused

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

4) The following information has been submitted for approval in respect of this planning condition:

Drawing numbered 22-5583-SE01 rev P1, stamped as received by the City Council, as Local Planning Authority, on 27 January 2025.

IGE Phase 2 Geo-Environmental Investigation
stamped as received by the City Council, as Local Planning Authority, on 17 March 2025.

The above information has been considered and is insufficient to discharge this planning condition. Condition 4 is therefore not formally discharged.

5) The following information has been submitted for approval in respect of this planning condition:

Noise Assessment Report dated 22 December 2022, stamped as received by the City Council, as Local Planning Authority, on 27 January 2025.

The information is considered to be acceptable and condition 6 is now formally discharged, subject to the development only being carried out in accordance with these approved details and being completed before any of the residential units are occupied.

6) The following information has been submitted for approval in respect of this planning condition:

Construction Management Plan Revision A, dated February 2023
Highway and Footway Dilapidation Survey dated December 2024
Drawing numbered P07, dated 2 February 2022
All stamped as received by the City Council, as Local Planning Authority, on 27 January 2025.

The information is considered to be acceptable and condition 6 is now formally discharged, subject to the development only being carried out in accordance with these approved details

8) The following information has been submitted for approval in respect of this planning condition:

Environmental Standards Statement dated January 2025

The above information has been considered and is insufficient to discharge this planning condition. Condition 8 is therefore not formally discharged.

13) The following information has been submitted for approval in respect of this planning condition:

Flood Risk assessment and Surface Water Drainage Strategy, dated 20 December 2022, stamped as received by the City Council, as Local Planning Authority, on 27 January 2025

Drawing numbered 22-5583-DR01 rev P2, stamped as received by the City Council, as Local Planning Authority, on 17 March 2025

The above information has been considered and is insufficient to discharge this planning condition. Condition 13 is therefore not formally discharged.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH AREA