

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/25/0100

Date registered valid: 4 February 2025

Proposal: Discharge of conditions 7 (off site highways works), 16 (landscaping) and 18 (biodiversity) attached to planning permission referenced 137736/FO/2023

Address: Land Junction Of Lathbury Road And Carisbrook Street , Manchester

Ward(s): Harpurhey Ward

Applicant: Mr Joshua Hart, Jigsaw Homes North

Agent (if any): Mr Patrick Beesley John Southworth Builders Limited

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approved

Date of recommendation: **25 March 2025**

Application details

Type of application: Approval of condition application

Development type: Notifications

Standard consultations:

Printed: 18 February 2025 Expired: 11 March 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

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: Split- Approved and Refused

Article 35 Declaration

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

7) The following information has been submitted in respect of planning condition 7 (off site highways works):

- Application for Approval of Details Reserved by Condition, stamped and received by the City Council as Local Planning Authority on 4 February 2025.
- Supporting Information- S278 Construction Details, numbered DR-C-1630 P01, stamped and received by the City Council as Local Planning Authority on 4 February 2025.
- Supporting Information- S278 Surfacing and Kerbing Layout, numbered DR-C-1650 P03, stamped and received by the City Council as Local Planning Authority on 4 February 2025.
- Supporting Information- S278 Adoption Layout, numbered DR-C-1690 P03, stamped and received by the City Council as Local Planning Authority on 4 February 2025.

The above details are considered to be acceptable to discharge condition 7 attached to planning permission referenced 137736/FO/2023 on the basis the development is fully implemented in accordance with the approved details.

16) The following information has been submitted in respect of planning condition 16 (landscaping):

- Application for Approval of Details Reserved by Condition, stamped and received by the City Council as Local Planning Authority on 4 February 2025.
- Landscape Management Plan and Landscape Proposal drawing no.7583.01 REV A, stamped and received by the City Council as Local Planning Authority on 20 February 2025.

The above details are considered to be acceptable to discharge condition 16 attached to planning permission referenced 137736/FO/2023 on the basis the development is fully implemented in accordance with the approved details.

18) The following information has been submitted in respect of planning condition 18 (biodiversity):

-Application for Approval of Details Reserved by Condition, stamped and received by the City Council as Local Planning Authority on 4 February 2025.

-Landscape Management Plan and Landscape Proposal drawing no.7583.01 REV A, stamped and received by the City Council as Local Planning Authority on 20 February 2025.

The above details are considered to be acceptable to discharge condition 18 attached to planning permission referenced 137736/FO/2023 on the basis the development is fully implemented in accordance with the approved details.

Appendix 1 – List of consultees & neighbours notified

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

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
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA