

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** CDN/24/1069

**Date registered valid:** 19 November 2024

**Proposal:** Discharge of conditions 7 (cycle storage), 8 (EVC), 9 (repaving strategy), 10a (travel plan) and 14 (bin stores, terraced properties) attached to planning permission referenced 138436/FO/2023

**Address:** Land Bounded By Blackwin Street And Valance Close Adjacent To Gorton Clinic, Manchester, M12 5JY

**Ward(s):** Gorton & Abbey Hey Ward

**Applicant:** Mr Steven Brown John Southworth

**Agent (if any):** Mr Mark Trayhorn Triangle Architects

**Case officer:** Sue Wills  
Tel: 0161 234 4524  
Email: [sue.wills@manchester.gov.uk](mailto:sue.wills@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 19 December 2024

## Application details

**Type of application:** Approval of condition application

**Development type:** Notifications

**Date of site visit:**

**Standard consultations:**

Printed: 20 November 2024

Expired: 11 December 2024

**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

Highways Services : - 09.12.2024

7) The information provided is sufficient to allow them to recommend the discharge of this condition from a Highways perspective.

8) The information provided is sufficient to allow them to recommend the discharge of this condition from a Highways perspective.

9) Highways are currently unable to discharge this condition. The information provided is being assessed by the Highways Statutory Approvals team and comments will be provided in due course.

10a) The information provided is sufficient to allow them to recommend the discharge of this condition from a Highways perspective.

14) The information provided is sufficient to allow them to recommend the discharge of this condition from a Highways perspective.

Further comments 17.12.2024

Condition 9: Legal instructions for the S278 are in progress. The information they have received is sufficient to allow them to recommend the discharge of this condition from a Highways perspective.

Environmental Health –12.12.2024

With regard to condition 8 (EV) the applicant will need to confirm the number of charge points to be installed. No information has been provided for condition 14 (waste).

Further comments 18.12.2024

The information provided is sufficient and the conditions can be discharged.

## **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 no. 7 (cycle storage)

7) The cycle store design received on 19<sup>th</sup> November 2024 have been reviewed and is considered to be satisfactory. On the basis that the cycle store design received on 19<sup>th</sup> November 2024 is implemented in accordance with the locations on the Proposed Site Plan 20-050 02 Rev B (in rear garden areas), and all the agreed works are completed prior to the proposed accommodation being occupied, and are retained thereafter, condition no.7 is discharged.

Condition no. 8 (EVC's)

8) The specification of the electric vehicle (EV) charging points on the EV Charging Data Sheet ref: EVA-07S-SE has been examined and is considered to be acceptable. On the basis that electric vehicle (EV) charging points are implemented on accordance with the specifications on the EV Charging Data Sheet ref: EVA-07S-SE in the locations are as indicated on Proposed Site Plan 20-050-02 Rev B, prior to the proposed accommodation being occupied, and thereafter managed and maintained in accordance with the approved details, condition no.8 is discharged.

Condition no. 9 (repaving strategy)

9)The details shown on the plans specified below have been reviewed and are considered to be acceptable.

Section 278 drawings General Arrangement plan ref:22-B-13126.100 rev. A,

Section 278 boundary plan ref: 22-B-13126.101 rev. A,

Section 278 drawings Kerbing Arrangement plan ref: 22-B-13126.102 rev. A,

Section 278 Drawings Site Clearance plan ref: 22-B-13126.103 rev. A.

On the basis that the development is implemented in accordance with the details shown on the plans referenced above, prior to the occupation of the development, condition no.9 is discharged.

Condition no. 10a (travel plan)

10)The measures in the Travel Plan ref: 163605-001-01 dated October 2024 have been examined and are considered to be satisfactory in respect of part a of condition no.10 .

On the basis that the measures in the Travel Plan ref: 163605-001-01 are implemented, condition no.10a is discharged.

Condition no. 14 (bin stores, terraced properties)

14)The finalised elevational details of the brick bin stores to serve the mid terraced houses (Plots 02, 03 & 06) shown on Boundary Treatment Details plan ref: 20-050 rev.31 have been reviewed. On the basis that the development is implemented in accordance with the details on the plan referenced above (including the gates to the frontage of the bin stores), prior to first occupancy of the development and remains in situ thereafter, condition no.14 is discharged.

## **Appendix 1 – List of consultees & neighbours notified**

Highway Services  
Environmental Health

## **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  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Middle) -  
Area Team Boundary - Name: NORTH AREA