

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/24/1087

Date registered valid: 27 November 2024

Proposal: Discharge of Conditions 4b (waste), 6 (cycle storage) and 7a (travel plan) attached to planning permission 139109/FO/2024

Address: 19 Edward Street, Cheetham, Manchester, M7 1SN

Ward(s): Cheetham Ward

Applicant: Mr Saqib Iqbal

Agent (if any): Mr Sohail Musa, SMS architecture

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

Recommendation: Approve

Date of recommendation: 16 December 2024

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 4 December 2024 Expired: 27 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

Environmental Health - Have reviewed the information and previous comments and can recommend discharge of the refuse condition.

Highway Services 11.12.2024 -

4b) The information provided is sufficient to allow them to recommend the discharge of this condition from a Highways perspective.

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

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

Comments following revised plan related to condition no.6 received 13.12.2024

The information provided is sufficient to allow us to recommend the discharge of this 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 no. 4b (waste)

4b)The details of the bin store shown on plan ref: 06 rev.B Proposed building cycle parking and bin storage have been reviewed. On the basis that the refuse storage arrangement are implemented in accordance with the details on the plan ref: 06 rev.B Proposed building cycle parking and bin storage , in the location shown on plan ref: 03 rev.C Bin Collection Point condition no.4b is discharged .

Condition no.6 (cycle storage)

6)The cycle storage arrangement shown on plan ref: 06 rev.B Proposed building cycle parking and bin storage in the location shown on plan ref: 04 rev.F Proposed pedestrian route and cycle parking have been reviewed. On the basis that the cycle storage arrangements are implemented in accordance with the details on the plan ref: 06 rev.B Proposed building cycle parking and bin storage, in the location shown on plan ref: 04 rev.F Proposed pedestrian route and cycle parking, prior to the occupation of the place of worship and retained and permanently reserved for bicycle parking condition no.6 is discharged.

Condition no.7a (travel plan)

7a) The Travel plan ref: 139109/FO/2024 has been reviewed and on the basis that the measures set out in the report referenced above are implemented , condition no.7a is discharged.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
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
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Benefitting From Flood Defences -
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA