MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	CDN/24/0783
Date registered valid:	19 August 2024
Proposal:	Application to discharge condition no. 5 (gas membrane) attached to planning permission 139268/FH/2024
Address:	3 Imperial Way, Manchester, M9 8FE
Ward(s):	Harpurhey Ward
Applicant:	Martin Power
Agent (if any):	Miss Mackenzie Petcher Extension Plans UK
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**10 October 2024**

Application details

Type of application: Approval of condition application

Development type: Notifications

Standard consultations:
Printed: 27 August 2024 Expired: 17 September 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: 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 polices 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

5) The following information has been submitted in respect of planning condition 5 (gas membrane):
-Application Form, stamped and received by the City Council as Local Planning Authority on 19 August 2024.
-Drawing- Proposed- Typical Ground Bearing Slab Edge Detail, numbered ENG/GP/MEM/PUR/06 REV C, stamped and received by the City Council as Local Planning Authority on 19 August 2024.
-Drawing- Proposed- Typical Edge Detail- Beam & Block Floor Detail, numbered ENG/GP/MEM/PUR/08 REV C, stamped and received by the City Council as Local Planning Authority on 19 August 2024.
-Drawing- Proposed- Typical Level Threshold Detail, numbered ENG/GP/MEM/PUR/09 REV B, stamped and received by the City Council as Local Planning Authority on 19 August 2024.
-Drawing- Proposed- Typical Internal Cavity Wall Detail, numbered ENG/GP/MEM/PUR/11 REV B, stamped and received by the City Council as Local Planning Authority on 19 August 2024.
-Drawing- Proposed- Typical Pipe Penetration Details, numbered ENG/GP/MEM/PUR/16 REV C, stamped and received by the City Council as Local Planning Authority on 19 August 2024.
-Drawing- Proposed- Ground Floor Services, numbered IW-R00-BR-201.1, stamped and received by the City Council as Local Planning Authority on 19 August 2024.
-Drawing- Proposed- Foundation Details, numbered IW-R00-BR-203.1, stamped and received by the City Council as Local Planning Authority on 19 August 2024.
-Supporting Information- Installer Profiles, stamped and received by the City Council as Local Planning Authority on 19 August 2024.
-Supporting Information- Membrane Data Sheet, stamped and received by the City Council as Local Planning Authority on 19 August 2024.

-Supporting Information- Membrane Installation Guide, stamped and received by the City Council as Local Planning Authority on 19 August 2024.

The above details are considered to be acceptable to discharge the first part of condition 5 attached to planning permission referenced 139268/FH/2024 on the basis the development is fully implemented in accordance with the approved details.

Any further development shall not compromise any existing remedial measures previously installed at the site as part of Planning Permission 091147/MO/2009/N1. Upon completion of the works, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority, to ensure that the existing remedial measures have not been compromised.

Appendix 1 – List of consultees & neighbours notified

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
Area Team Boundary - Name: NORTH AREA