

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/22/0105

Date registered valid: 23 February 2022

Proposal: Discharge of conditions 5 (CMP), 6 (cycle provision), 7 (waste management), 8 (boundary treatment), 9 (bin store) and 10 (drainage) attached to planning permission referenced 130302/FO/2021

Address: 36 Winstanley Road, Manchester, M40 7WN

Ward(s): Miles Platting & Newton Heath Ward

Applicant: Mr. & Mrs. Hritani and Nasser

Agent (if any): Mr Mahmoud Hreitani

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 14 September 2023

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 28 February 2022 Expired: 21 March 2022

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

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

5) The following information has been submitted in respect of the construction management plan;

Construction Environmental Management Plan, stamped as received on the 23 February 2022.

The information provided is considered to be acceptable. Therefore, Condition 5 is now formally discharged.

6) The following information has been submitted in respect of the cycle provision;

PL-008, stamped as received on the 23 February 2022.

The information provided is considered to be acceptable. Therefore, Condition 6, is now formally discharged.

7) The following information has been submitted in respect of the waste provision;

PL-008, stamped as received on the 23 February 2022.

The information provided is considered to be acceptable. Therefore, Condition 7, is now formally discharged.

8) The following information has been submitted in respect of the boundary treatment,

PL-008 A, Received electronically on the 11 September 2023.

The information provided is considered to be acceptable. Therefore, Condition 8, is now formally discharged.

9) The following information has been submitted in respect of the bin storage;

PL-008, stamped as received on the 23 February 2022.

The information provided is considered to be acceptable. Therefore, Condition 9, is now formally discharged.

10) The following information has been submitted in respect of drainage;

The Surface Water Drainage Scheme by RIDA, stamped as received on the 23 February 2022. The Drainage Scheme Appendix D by RIDA and the Soak away Test, stamped as received on the 3 August 2022, the Drainage Information Appendix C and D by RIDA, stamped as received on the 25 April 2022, The Drainage Calculations Appendix C by RIDA and The Drainage Design Appendix D, stamped as received on the 5 July 2022.

The information provided is considered to be acceptable. Therefore, Condition 10, is now formally discharged.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
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) -
Area Team Boundary - Name: NORTH