

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136334/FO/2023

Date registered valid: 5 June 2023

Proposal: Erection of two storey, end terraced dwellinghouse (Class C3) with associated parking, landscaping and boundary treatment

Address: Land Adjacent 348 Droylsden Road, Manchester, M40 1GF

Ward(s): Miles Platting & Newton Heath Ward

Applicant: Mr Michael O Sullivan District Homes CIC

Agent (if any): Mr Justin Keleghan JK Technical Services (NW) Ltd

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

Recommendation: Withdrawn Withdrawn

Date of recommendation: 2 August 2023

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit:

Standard consultations:

Printed: 8 June 2023 Expired: 29 June 2023

Neighbour notifications

Printed: 8 June 2023 Expired: 29 June 2023

Site notice

Posted: Expired:

Press advert

Published: 13 June 2023 Expired: 27 June 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Graver Lane Conservation Area 2005

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: Withdrawn WithdrawnWithdrawn

Article 35 Declaration

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Ecology Unit

15A Sparth Road, Manchester, M40 1QH
Garage, 15A Sparth Road, Manchester, M40 1QH
9 Sparth Road, Manchester, M40 1QH
295 Droylsden Road, Manchester, M40 1GJ
293 Droylsden Road, Manchester, M40 1GJ
336 Droylsden Road, Manchester, M40 1GF
334 Droylsden Road, Manchester, M40 1GF
5 Sparth Road, Manchester, M40 1QH
340 Droylsden Road, Manchester, M40 1GF
7 Sparth Road, Manchester, M40 1QH
3 Sparth Road, Manchester, M40 1QH
11 Sparth Road, Manchester, M40 1QH
1 Sparth Road, Manchester, M40 1QH
301 Droylsden Road, Manchester, M40 1GJ
299 Droylsden Road, Manchester, M40 1GJ
297 Droylsden Road, Manchester, M40 1GJ
342 Droylsden Road, Manchester, M40 1GF
338 Droylsden Road, Manchester, M40 1GF

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
Conservation Area - Graver Lane Conservation Area 2005
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA