

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/19/0866

Date registered valid: 22 October 2019

Proposal: Application to Discharge Conditions 9 (off site highways works), 12 (Acoustics), 14 (Drainage) and 21 (Boundary Treatments) attached to planning permission 119331/FO/2018

Address: Land At Godley Close & Parkhouse Street, Manchester, M11 2FQ

Ward(s): Clayton & Openshaw Ward

Applicant: Mrs Judy Noah ONE Manchester C/o Agent

Agent (if any): AEW Architects The Zenith Building, Spring Gardens, Manchester, M2 1AB

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 23 December 2022

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit: N/A

Standard consultations:

Printed: 24 October 2019 Expired: 14 November 2019

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

Consultations & Notification Responses

Highway Services – Sufficient information has been provided to recommend the discharge of conditions 9 and 21.

Environmental Health – Recommend that confirmation is provided that glazing and ventilation has been installed in accordance with the submitted acoustic report. Confirmation of the above has been provided by the applicant. The acoustic fencing details are acceptable.

MCC Flood Risk Management – Requested a verification report providing photographic evidence of construction as per design drawings.

However, in discharging CDN/19/0606, FRMT recommended approval on the basis of the submitted drawings, maintenance plan and letter confirming implementation in accordance with the submitted plans. This approach was agreed by FRMT without a requirement for further photographic verification. The above discharge of condition request related to planning permission ref: 123212/JO/2019, which was submitted by the applicant and agent for planning permission ref: 119331/FO/2018. Approval of the implementation on the basis of written confirmation that the works have been implemented in accordance with the approved drawings is considered to be a consistent approach.

United Utilities Water PLC - No comments received.

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

N/A

Condition(s) to be attached to decision for approval

9) The discharge of condition 9 (off site highways works) is approved on the basis that development has been implemented in accordance with drawing referenced S278 Drawing referenced 18.B.12150/10 Rev B. The implemented works shall be maintained in situ thereafter.

12) The discharge of condition 12 (Acoustics) is approved on the basis that development has been implemented in accordance with the detail of Noise Assessment Godley Close, Openshaw, Manchester, January 2018 by Surface Property Ltd (attached to planning permission referenced 119331/FO/2018 supplemented by the Guardian Glass Acoustic Calculation Glass Configuration dated 16 November 2018 stamped as received by the City Council as local planning authority on 22 October 2019 and confirmed by Casey letter of compliance relating to condition 12 attached to AEW Architects email dated 20 December 2022. The implemented works shall be maintained in situ thereafter.

14) The discharge of condition 14 (Drainage) is approved on the basis that development has been implemented in accordance with

Godley Close – Openshaw Drainage Maintenance Plan dated October 2018 by Carley Daines & Partners Limited

Drainage layout (as built) Ref: 18.B/12150/20 Rev E

Manhole S6 Details Ref: 18.B.12150/21 Rev A.

stamped as received by the City Council as local planning authority on 22 October 2019 and confirmed by Casey letter of compliance relating to condition 14 attached to AEW Architects email dated 20 December 2022. The implemented works shall be maintained in situ thereafter.

21) The discharge of condition 21 (Boundary Treatments) is approved on the basis that development has been implemented in accordance with drawing referenced Godley Close – Boundary Details Ref: S9680-AEW-XX-XX-DR-A-0504 Rev P3 stamped as received by the City Council as local planning authority on 6 November 2019. The implemented works, including the installation of a conservation kerb to fence types F1 and F4, shall be maintained in situ at all times thereafter.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
United Utilities Water PLC

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 Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH