

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134529/FO/2022
Date registered valid: 16 September 2022
Proposal: Creation of pedestrian access and associated boundary treatment
Address: Our Ladys Rc High School , Alworth Road, Manchester, M9 0RP
Ward(s): Higher Blackley Ward

Applicant: Mrs Jay Thomas Our Ladys Rc High School
Agent (if any): Mrs Jay Thomas Our Ladys Rc High School
Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Withdrawn
Date of recommendation: 12 January 2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 29 November 2022

Standard consultations:

Printed: 18 November 2022

Expired: 9 December 2022

Neighbour notifications

Printed: 30 November 2022

Expired: 21 December 2022

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 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

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

54 Boothroyden Road, Manchester, M9 0SL
41 Boothroyden Road, Manchester, M9 0SJ
36B Boothroyden Road, Manchester, M9 0RG
38 Boothroyden Road, Manchester, M9 0SL
39 Boothroyden Road, Manchester, M9 0SJ
37 Boothroyden Road, Manchester, M9 0SJ
35 Boothroyden Road, Manchester, M9 0SJ
38 Howden Road, Manchester, M9 0RQ
34A Howden Road, Manchester, M9 0RQ
34 Howden Road, Manchester, M9 0RQ
39 Howden Road, Manchester, M9 0RQ
50 Boothroyden Road, Manchester, M9 0SL
38A Howden Road, Manchester, M9 0RQ
36A Boothroyden Road, Manchester, M9 0RG
45 Boothroyden Road, Manchester, M9 0SJ
58 Boothroyden Road, Manchester, M9 0SL
55 Boothroyden Road, Manchester, M9 0SJ
49 Boothroyden Road, Manchester, M9 0SJ
47 Boothroyden Road, Manchester, M9 0SJ
43 Boothroyden Road, Manchester, M9 0SJ
33 Boothroyden Road, Manchester, M9 0SJ
30 Howden Road, Manchester, M9 0RQ
28 Howden Road, Manchester, M9 0RQ
56 Boothroyden Road, Manchester, M9 0SL
44 Boothroyden Road, Manchester, M9 0SL
40 Howden Road, Manchester, M9 0RQ
37 Howden Road, Manchester, M9 0RQ
36 Howden Road, Manchester, M9 0RQ
35 Howden Road, Manchester, M9 0RQ
33 Howden Road, Manchester, M9 0RQ
32 Howden Road, Manchester, M9 0RQ
31 Howden Road, Manchester, M9 0RQ
29 Howden Road, Manchester, M9 0RQ
36 Boothroyden Road, Manchester, M9 0RG
34 Boothroyden Road, Manchester, M9 0RG
31 Boothroyden Road, Manchester, M9 0RG
29 Boothroyden Road, Manchester, M9 0RG
27 Boothroyden Road, Manchester, M9 0RG
46 Boothroyden Road, Manchester, M9 0SL
42 Boothroyden Road, Manchester, M9 0SL
59 Boothroyden Road, Manchester, M9 0SJ
57 Boothroyden Road, Manchester, M9 0SJ
53 Boothroyden Road, Manchester, M9 0SJ
51 Boothroyden Road, Manchester, M9 0SJ
18 Gildersdale Drive, Manchester, M9 0SN
9 Gildersdale Drive, Manchester, M9 0SN
17 Windy Bank, Manchester, M9 0RZ
15 Windy Bank, Manchester, M9 0RZ
7 Gildersdale Drive, Manchester, M9 0SN
61 Boothroyden Road, Manchester, M9 0SJ

1 Hargrave Close, Manchester, M9 0RU
6 Hargrave Close, Manchester, M9 0RU
14 Gildersdale Drive, Manchester, M9 0SN
12 Gildersdale Drive, Manchester, M9 0SN
8 Gildersdale Drive, Manchester, M9 0SN
2 Gildersdale Drive, Manchester, M9 0SN
1 Germain Close, Manchester, M9 0SQ
15 Hargrave Close, Manchester, M9 0RU
7 Hargrave Close, Manchester, M9 0RU
5 Hargrave Close, Manchester, M9 0RU
1 Gildersdale Drive, Manchester, M9 0SN
5 Windy Bank, Manchester, M9 0RZ
3 Windy Bank, Manchester, M9 0RZ
16 Gildersdale Drive, Manchester, M9 0SN
10 Gildersdale Drive, Manchester, M9 0SN
4 Gildersdale Drive, Manchester, M9 0SN
11 Windy Bank, Manchester, M9 0RZ
9 Hargrave Close, Manchester, M9 0RU
63 Boothroyden Road, Manchester, M9 0SJ
11 Gildersdale Drive, Manchester, M9 0SN
13 Windy Bank, Manchester, M9 0RZ
5 Gildersdale Drive, Manchester, M9 0SN
20 Gildersdale Drive, Manchester, M9 0SN
6 Gildersdale Drive, Manchester, M9 0SN
2 Germain Close, Manchester, M9 0SQ
5 Germain Close, Manchester, M9 0SQ
3 Germain Close, Manchester, M9 0SQ
2 Hargrave Close, Manchester, M9 0RU
13 Hargrave Close, Manchester, M9 0RU
11 Hargrave Close, Manchester, M9 0RU
3 Hargrave Close, Manchester, M9 0RU
3 Gildersdale Drive, Manchester, M9 0SN
9 Windy Bank, Manchester, M9 0RZ
7 Windy Bank, Manchester, M9 0RZ

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
Area Team Boundary - Name: NORTH AREA