

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/22/0839

Date registered valid: 18 November 2022

Proposal: Discharge of Conditions 10 (Car Parking), 16 (Acoustic), 18 (Drainage maintenance and management), 20b (Verification Report), 24 (Landscaping Management), 25 (Secured by Design) and 26 (Boundary Treatment) in associated with planning reference 124265/FO/2019

Address: Land Bounded By Ashton Old Road, Lees Street And Stanley Street, Manchester,

Ward(s): Clayton & Openshaw Ward

Applicant: Mr Michael Watson Watson Construction Ltd 208-210 Great Clowes Street, Salford, M7 2ZS

Agent (if any):

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

Recommendation: Approve

Date of recommendation: 12 January 2023

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit: N/A

Standard consultations:

Printed: 25 November 2022

Expired: 16 December 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: No

Tree Preservation Order: No

Consultations & Notification Responses

Highway Services – Conditions 10 and 26 - The information provided is sufficient to allow us to recommend the discharge of this condition from a Highways perspective.

Environmental Health –

Condition 16 (Acoustic) - No objection to its discharge.

Condition 20b (Verification Report) - No objection to its discharge.

Greater Manchester Police Design for Security – Support the discharge of condition 25.

United Utilities Water PLC – No comments received.

Flood Risk Management Team – Recommend the discharge of condition 18 on the basis of the submitted drawings, including confirmation of the implementation of the development in accordance with the submitted details.

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

10) The discharge of condition 10 (car parking) is approved on the basis that the development is implemented in accordance with the details within Watson Homes letter ref: Application Number: 124265/FO/2019 – Vacant Land Bounded By Ashton Old Road, Lees Street And Stanley Street , Manchester - Condition 10, including photographic verification of the demarcation of apartment car parking and its surfacing with porous tarmac. The implemented works shall be maintained in situ at all times thereafter.

16) The discharge of condition 16 (Acoustic) is approved on the basis that the development is implemented in accordance with document ref: Residential Acoustic Survey for: Watson Homes by Braiden Acoustics Ltd. dated 9 July 2019 Site: Ashton Old Rd, Manchester M11 1ND Report No: 1695 Rev A relating to noise attenuation measures and Internal noise verification report Ref: 11065 by Braiden Acoustics dated 27 October 2022. The implemented measures shall be maintained in situ at all times thereafter.

18) The discharge of condition 18 (Drainage maintenance and management) is approved on the basis that the development has been implemented and will be maintained in accordance with the following documents:

SUDS Management Plan for Ashton Old Road Manchester by Coopers Ref: 7359SMP dated 3 January 2023;

Letter from Watson Homes relating to condition 18 dated 18 November 2022;

Email dated 3 January 2023 from Watson Homes confirming implementation of the development in accordance with drawings ref: Drainage Strategy Ref: 7359 / SK01 Rev F received 20 October 2021.

20) The discharge of condition 20b (Verification Report – contaminated land) is approved on the basis that the development is implemented in accordance with verification report referenced: Site: Lees Street, Openshaw Plots 1-10 and apartment block Date: November 2022 (Ref: CL-602-LKC 21 1458-03 Plots 1-10 and Apartment Block) by LK Consult.

24) The discharge of condition 24 (Landscaping Management) is approved on the basis that the development is implemented in accordance with the details within Watson Homes letter ref: Application Number: 124265/FO/2019 – Vacant Land Bounded By Ashton Old Road, Lees Street And Stanley Street , Manchester - Condition 24 detailing the arrangements for the management of hard and soft landscaped areas. The agreed management scheme shall be implemented in full upon first occupation of the apartments and retained in situ thereafter.

25) The discharge of condition 25 (Secured by Design) is approved on the basis that the development been accredited with a Secured by Design Silver Award relating to the Lees Street development by One Manchester referenced: 2019/0542/CIS/01 dated 1 October 2022.

26) The discharge of condition 26 (Boundary Treatment) is approved on the basis that the development has been implemented in accordance with the details within Watson Homes letter ref: Application Number: 124265/FO/2019 – Vacant Land Bounded By Ashton Old Road, Lees Street And Stanley Street , Manchester - Condition 26, including photographic verification of the installation of metal litter trap plates the bungalow boundaries to Stanley Street.

Appendix 1 – List of consultees & neighbours notified

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

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) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA