

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** CDN/22/0520

**Date registered valid:** 2 August 2022

**Proposal:** Discharge of conditions 14 (acoustics), 20 (EV), 26 (ecology), 28 (cycle store) and 33 (external lighting) attached to planning permission referenced 126281/FO/2020

**Address:** Land At Dob Brook Close, Manchester, M40 1DB

**Ward(s):** Miles Platting & Newton Heath Ward

**Applicant:** Sabeel Sharif Guinness Developments Limited Bower House, 1 Stable Street, Oldham, OL9 7LH

**Agent (if any):** Mr Clive Part Bowker Sadler Architecture Hatherlow House, Stockport, SK6 3DY

**Case officer:** Sue Wills  
Tel: 0161 234 4524  
Email: sue.wills@manchester.gov.uk

**Recommendation:** Approve

**Date of recommendation:** 15 September 2022

## **Application details**

**Type of application:** Approval of condition application

**Development type:** Notifications

**Date of site visit:**

**Standard consultations:**

Printed: 9 August 2022      Expired: 30 August 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**

Highway Services : -the submitted electric vehicle charging bay proposals are sufficient to allow them to recommend the discharge of condition no.20 from a highway perspective. For condition 28, the submitted cycle store proposals are sufficient to allow them to recommend the discharge of this condition from a highway perspective. For condition 33, the submitted external lighting proposals are sufficient to allow them to recommend the discharge of this condition from a highway perspective.

Updated comments 14.09.2022

Highways have no objection to the use of this alternative charger.

Environmental Health – 10-08.2022

Have advised that they await a verification report ( with the mechanical ventilation switched on). In regard to the EV charge points each house has a charge point, but for the flats, they need to know about the carparking spaces, and if these are allocated. If so each one needs an EV charge point.

Updated comments 07.09.2022

Regarding the flats, each space needs an EV charge point.

As long as there is a separate condition stating a verification report is pending on NSE4, the condition 14 can be discharged.

GMEU - Have advised on the basis of the submitted information condition no.26 can be discharged.

## **Issues**

### **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:**

#### **Article 35 Declaration**

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

14) The information in the letter from SRL ref: 30817-SRL-RP-YA-003-S3-P1 dated 19 November 2020; and the Noise Assessment rev.P1 by SRL dated 31 January 2020 has been examined .

On the basis that the development is implemented in accordance with the letter from SRL ref: 30817-SRL-RP-YA-003-S3-P1 dated 19 November 2020; and the Noise Assessment rev.P1 by

SRL dated 31 January 2020, and the approved noise insulation scheme is completed before any of the dwelling units are occupied, condition no.14 is discharged.

20) The details on the plans and in the document specified below have been examined and are considered to be acceptable.

Electric Vehicle Charging points plan ref: 18-079 2022;

Electric Installation Plan Block 1 Plots 1 & 2 rev.C1 ( with EV charging points annotated )

Electric Installation Plan Block 1 Plots 1 & 2 rev.P2

Electric Installation Plan Block 2 Plots 3 & 5 rev.C1 ( with EV charging points annotated )

Electric Installation Plan Block 1 Plots 3 & 5 rev.P2

Electric Installation Plan Block 3 Flats Plots 6,9,10,13,14,17,18 & 21 rev.C1 ( with EV charging points annotated at Ground Floor )

Electric Installation Plan Block 3 Flats Plots 6,9,10,13,14,17,18 & 21 rev.P2

Electric Installation Plan Block 3 Maisonettes Plots 7-8, 11-12, 15-16,& 19-20 rev.P2 ( with EV charging points annotated at First Floor )

Electric Installation Plan Block 3 Maisonettes Plots 7-8, 11-12, 15-16,& 19-20 rev.P2

Electric Installation Plan Block 4 Plots 22, 23 & 24 rev. C1( with EV charging points annotated)

Electric Installation Plan Block 4 Plots 22, 23 & 24 rev. P2 ;

Received 2nd August 2022

Email from planning agent dated 30th August 2022 and attached annotated site layout plan confirming each flat has an allocated space.

Electric Vehicle Charging Easee Technical Details - 7.4kw model received 12th September 2022.

On the basis that the development is implemented in accordance with the details on the plans and in the document specified above before any of the dwelling units are occupied, and the electric vehicle charging points maintained in situ thereafter, condition no.20 is discharged.

26) The details on the plans and in the document specified below have been examined and are considered to be acceptable.

Site plan as proposed -Option 1 - Car park space to plot 1 at the rear ref: 18-079 2011 rev. A annotated with locations of the proposed House sparrow boxes, bat boxes, swift boxes and hedgehog access through fencing;

Block 1 elevations plan ref: 18-079 3000 rev. B with bat box location annotated;

Block 2 elevations plan ref: 18-079 3010 rev.B with house sparrow box location annotated;

Block 3 Elevations Sheet 2 plan ref: 18-079 3021 rev.C with house sparrow box and bat and swift box locations annotated;

Block 4 elevations plan ref: 18-079 3030 rev. B with swift box location annotated;

Ecological Assessment report dated 3rd July 2019.

Email from planning agent dated 30th August 2022 confirming :-

House Sparrow box - Woodstone Estella by Vivara Pro;

Bat box - Beaumaris Woodstone by Vivara Pro;

Swiftbox - Woodstone by Vivara Pro;

On the basis that the development is implemented in accordance with the details on the plans and in the document specified above before any of the dwelling units are occupied, and the

approved measures are thereafter be retained and maintained in situ, condition no.26 is discharged.

28) The design details of the Cycle Shelter and Dwelling Cycle Provision document ref: 18-079rev.B dated 22nd September 2022 ( notwithstanding references to 18-079 2023) , in the location on the location plan ref: 18-079 2024, have been examined and are considered to be satisfactory .

On the basis that the development is implemented in accordance with the details on the plan and in the document specified above before any of the dwelling units are occupied, and the approved measures are thereafter be retained and maintained in situ, condition no.28 is discharged.

33) The details on the plans and in the document specified below have been examined and are considered to be acceptable.

-External Building and Site Lighting Scheme plan ref: 18-079 2024

- Proposed Road Lighting Layout ref: AC-MSL-5788-1301 rev.C01

On the basis that the development is implemented in accordance with the details on the plans specified above before any of the dwelling units are occupied, and the approved measures are thereafter be retained and maintained in situ, condition no.33 is discharged.

## **Appendix 1 – List of consultees & neighbours notified**

Highway Services  
Environmental Health  
Greater Manchester Ecology Unit

## **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  
Site of Biological Interest - Name: Rochdale Canal, Stott's Lane - Ducie Street Basin  
Coal Authority - Development Low Risk - Name: DEVELOPMENT\_LOW\_RISK\_AREA  
Area Team Boundary - Name: NORTH AREA