

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/22/0617

Date registered valid: 30 August 2022

Proposal: Discharge of condition 7 (waste plan), 9 (construction management), 10 (boundary treatment), 11 (roller shutter), 13 (noise equipment) and 14 (bat and bird boxes) attached to planning permission ref: 129963/FO/2021

Address: 721 Stockport Road, Manchester, M19 3AG

Ward(s): Levenshulme Ward

Applicant: Mr Amir Sohail, 721 Stockport Road, Manchester, M19 3AG

Agent (if any): Mr Zeeshan Haque, Xion Consulting, 129 Centurion House, Deansgate, M14 7PK

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

Recommendation: Approve

Date of recommendation: 15 December 2022

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit: N/A

Standard consultations:

Printed: 2 September 2022

Expired: 23 September 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 – Commented upon condition 9 (Construction Management Plan) and confirmed sufficient information has been provided to recommend the discharge of this condition from a highway perspective. It is recommended that Highway licensing/permitting requirements (hoardings, scaffolding, cranes etc.) be referenced via the Council website and accorded with.

Environmental Health – The following comments have been received:

- i. Condition 7 (Waste plan) – The proposed arrangements are considered to be acceptable on the basis of the revised details received 3 November 2022.
- ii. Condition 9 (Construction Management Plan) - The proposals are acceptable.
- iii. Condition 11 (Roller shutter) - The proposals are acceptable.
- iv. Condition 13 (Noise equipment) – As no externally mounted ancillary equipment is proposed, the discharge of this condition is recommended.

Greater Manchester Police Design for Security – Have recommended that the roller shutters be certified to LPS1175 (the applicant has confirmed that this certification would be met). No objection to the discharge of condition 10 (Boundary treatment).

Greater Manchester Ecology Unit – No objection to the discharge of condition 14.

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

7) The discharge of condition 7 (Waste and recycling management) is approved on the basis that before the commencement of the authorised Class C3 or Class E use, the development shall be implemented in accordance with following document and drawing:

- i. Document referenced: Application to discharge condition no 7 (waste plan), 9 (construction management), 10 (boundary treatment), 11 (roller shutter), 13 (mechanical equipment) and 14 (bat and bird boxes) attached to planning permission ref: 129963/FO/2021 | 721 Stockport Road Manchester M19 3AG (2.1. Discharge notes for Condition 7, pages 3-4) attached to email from Xion Consulting dated 3 November 2022;
- ii. Waste plan drawing Ref: 112 attached to email from Xion Consulting dated 17 October 2022.

The implemented details shall be maintained in situ at all times thereafter.

9) The discharge Condition 9 (Construction management plan) is approved on the basis that the construction phase of the development is fully implemented in accordance with the details of document referenced: Application to discharge condition no 7 (waste plan), 9 (construction management), 10 (boundary treatment), 11 (roller shutter), 13 (mechanical equipment) and 14 (bat and bird boxes) attached to planning permission ref: 129963/FO/2021 | 721 Stockport Road Manchester M19 3AG (2.1. Discharge notes for Condition 9 - Construction Management Plan, pages 5-8) attached to email from Xion Consulting dated 3 November 2022.

10) The discharge of condition 10 (Boundary treatment) is approved on the basis that the that before the commencement of the authorised Class C3 or Class E use, the development shall be implemented in accordance with following document and drawing:

- i. Document referenced: Application to discharge condition no 7 (waste plan), 9 (construction management), 10 (boundary treatment), 11 (roller shutter), 13 (mechanical equipment) and 14 (bat and bird boxes) attached to planning permission ref: 129963/FO/2021 | 721 Stockport Road Manchester M19 3AG (2.1. Discharge notes for Condition 10, pages 10-11 detailing specifications for timber gates) attached to email from Xion Consulting dated 3 November 2022;
- ii. Waste plan drawing Ref: 112 attached to email from Xion Consulting dated 17 October 2022, including its confirmation that gates to the residential and commercial bin stores would be inward opening.

The implemented details shall be maintained in situ at all times thereafter.

11) The discharge of condition 11 (roller shutters) is approved on the basis that before the commencement of the authorised Class E use, the development shall be implemented in accordance with following document and drawing:

- i. Document referenced: Application to discharge condition no 17 (waste plan), 9 (construction management), 10 (boundary treatment), 11 (roller shutter), 13 (mechanical equipment) and 14 (bat and bird boxes) attached to planning permission ref: 129963/FO/2021 | 721 Stockport Road Manchester M19 3AG (2.1. Discharge notes for Condition 10, pages 10-11 detailing specifications for timber gates) attached to email from Xion Consulting dated 3 November 2022;
- ii. Drawings referenced Typical Roller Shutter Section Ref: 111 attached to email from Xion Consulting dated 17 October 2022 including its confirmation that the roller shutters would incorporate perforation and black colour treatment;
- iii. Email from Xion consulting confirming that the roller shutter certification would accord with LPS1175.

The implemented details shall be maintained in situ at all times thereafter.

13) The discharge of condition 13 (noise insulation external equipment) is approved on the basis that the development would not involve the installation of any external equipment as specified in the supporting statement stamped as received by the City Council as local planning authority on 30 August 2022.

14) The discharge of condition 14 (bat and bird boxes) is approved on the basis that, before the occupation of the authorised Class C3 use, development shall be implemented in accordance with following document referenced: Application to discharge condition no 17 (waste plan), 9 (construction management), 10 (boundary treatment), 11 (roller shutter), 13 (mechanical equipment) and 14 (bat and bird boxes) attached to planning permission ref: 129963/FO/2021 | 721 Stockport Road Manchester M19 3AG (2.1. Discharge notes for Condition 14, pages 10-12 detailing specifications for the provision of 2 x Schwegler 2FE wall mounted bat shelters and 1 x Vivarar Pro Wood Stone Single Chamber House Sparrow Nest Box) attached to email from Xion Consulting dated 3 November 2022;

The implemented details shall be maintained in situ at all times thereafter.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
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 Zone - All Exceeding 90M

Area Team Boundary - Name: NORTH AREA