

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/22/0868

Date registered valid: 12 December 2022

Proposal: Discharge of conditions 6b (ground conditions verification) for plot nos .114- 116 attached to planning permission referenced 126674/FO/2020

Address: Land At Edge Lane , Openshaw, Manchester,

Ward(s): Clayton & Openshaw Ward

Applicant: Miss Hannah Thorpe Lovell Partnership Ltd St Johns House, Barrington Road, Altrincham, WA14 1JY

Agent (if any): Miss Hannah Thorpe Lovell Partnership Ltd St Johns House, Barrington Road, Altrincham, WA14 1JY

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

Recommendation: Approve

Date of recommendation: 13 December 2022

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 12 December 2022

Expired: 2 January 2023

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

Environmental Health - have reviewed the submitted information and advised that condition 6b is satisfied for plots 114-116.

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: Approve

Article 35 Declaration

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

6b) The information in the Edge Lane, Openshaw - Soil Cover System Assessment dated 22nd November 2022 ref:21LPL083/SV/GC/07 - Plots 114-116 by Betts Geo Consulting Engineers has been examined, and is considered to be acceptable in respect of plot nos.114-116 . I can confirm that condition 6b is discharged solely in regard to plot nos.114-116.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

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

Susceptible to Surf Water Flood (Less) -

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Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: NORTH AREA