

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/22/0806

Date registered valid: 8 November 2022

Proposal: Discharge of condition 6b (ground conditions) for plot nos. 110-113 and 154-159 attached to planning permission referenced 126674/FO/2020

Address: Land At Edge Lane, Manchester, M11 1DG

Ward(s): Clayton & Openshaw Ward

Applicant: Hannah Thorpe Lovell St. Johns House, 278 Barrington Road, Altrincham, WA14 1JY

Agent (if any): Mr Andy Haxby Edward Architecture 2 Riverside Way, Whitehall Waterfront, Whitehall Road, Leeds, LS1 4EH

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

Recommendation: Approve

Date of recommendation: 7 December 2022

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 15 November 2022

Expired: 6 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:

Tree Preservation Order:

Description of area

Description of development

Consultations & Notification Responses

Environmental Health - 21.11.2022

The submitted 'Soil Cover System Assessment' letter reports include a tabular summary of contamination analysis' rather than a copy of the lab results.

25.11.2022 - Advise that the submitted information for Plots 110-113 and 154-159 is acceptable.

Environment Agency - The submissions appear to relate to garden and surface cover validation, which is a matter for the local authority environmental health team. They therefore do not have any comments to make at this time.

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 26th October 2022 ref:21LPL083/SV/GC/06 – Plots 110-113 by Betts Geo Consulting Engineers ; and Edge Lane, Openshaw – Soil Cover System Assessment dated 6th October 2022 ref:21LPL083/SV/GC/05 – Plots 154-159 by Betts Geo Consulting Engineers received on 23rd November 2022 have been examined, and is considered to be acceptable in respect of plot nos.110-113 and 154-159 . I can confirm that condition 6b is discharged solely in regard to plot nos.110-113 and 154-159.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Environment Agency

Appendix 2 – Planning constraints

[illegible]