

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133626/FO/2022

Date registered valid: 27 April 2022

Proposal: Erection of two detached residential dwellings (C3 use) with associated access, parking and landscaping.

Address: 50 Amos Avenue, Manchester, M40 2RR

Ward(s): Miles Platting & Newton Heath Ward

Applicant: Miss Amina Haroon Paradise Property Ltd C/o Agent

Agent (if any): Ms Lynsay Ewart Paul Butler Associates 31 Blackfriars Road, Salford, M3 7AQ

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Withdrawn

Date of recommendation: 16 June 2022

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 9 June 2022

Standard consultations:

Printed: 17 May 2022 Expired: 7 June 2022

Neighbour notifications

Printed: 17 May 2022 Expired: 7 June 2022

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

Issues

Withdrawn by e-mail dated 15 June 2022.

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: Withdrawn

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
Greater Manchester Police

29 Amos Avenue, Manchester, M40 2RR
27 Amos Avenue, Manchester, M40 2RR
19 Amos Avenue, Manchester, M40 2RR
7 Verona Drive, Manchester, M40 2RL
33 Verona Drive, Manchester, M40 2RL
37 Amos Avenue, Manchester, M40 2RR
54 Amos Avenue, Manchester, M40 2RS
23 Amos Avenue, Manchester, M40 2RR
25 Verona Drive, Manchester, M40 2RL
22 Verona Drive, Manchester, M40 2RL
2 Verona Drive, Manchester, M40 2RL
17 Verona Drive, Manchester, M40 2RL
14 Verona Drive, Manchester, M40 2RL
10 Verona Drive, Manchester, M40 2RL
46 Amos Avenue, Manchester, M40 2RJ
52 Amos Avenue, Manchester, M40 2RS
31 Amos Avenue, Manchester, M40 2RR
25 Amos Avenue, Manchester, M40 2RR
21 Amos Avenue, Manchester, M40 2RR
9 Verona Drive, Manchester, M40 2RL
8 Verona Drive, Manchester, M40 2RL
6 Verona Drive, Manchester, M40 2RL
5 Verona Drive, Manchester, M40 2RL
4 Verona Drive, Manchester, M40 2RL
37 Verona Drive, Manchester, M40 2RL
35 Verona Drive, Manchester, M40 2RL
31 Verona Drive, Manchester, M40 2RL
29 Verona Drive, Manchester, M40 2RL
27 Verona Drive, Manchester, M40 2RL
23 Verona Drive, Manchester, M40 2RL
21 Verona Drive, Manchester, M40 2RL
20 Verona Drive, Manchester, M40 2RL
19 Verona Drive, Manchester, M40 2RL
18 Verona Drive, Manchester, M40 2RL
16 Verona Drive, Manchester, M40 2RL
15 Verona Drive, Manchester, M40 2RL
13 Verona Drive, Manchester, M40 2RL
12 Verona Drive, Manchester, M40 2RL
11 Verona Drive, Manchester, M40 2RL
44 Amos Avenue, Manchester, M40 2RJ

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
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH1