

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/22/0502

Date registered valid: 4 August 2022

Proposal: Discharge of condition 22 (road alignment) attached to planning permission referenced 120492/JO/2018

Address: Former Bowker Bank Industrial Park, Bowker Bank Avenue, Manchester, M8 6LF

Ward(s): Crumpsall Ward

Applicant: Blackley Mere Developments Ltd 21-23 Sydenham Road, Belfast, BT3 9HA

Agent (if any): Mr Matthew Dixon, Dixon Planning Limited Garden Place, Victoria Street, Altrincham, WA14 1ET

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

Recommendation: Approve

Date of recommendation: 21 September 2022

Application details

Type of application: Approval of condition application

Development type: Notifications

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

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

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

1) The details contained with the following information received by the City Council as Local Planning Authority on 25 August 2022 is satisfactory:

- Drawing/ Plan - Retaining Structures General Arrangement. Project No. 830-01- CIVIC-GA-170-P01;
- Drawing/Plan - Retaining Wall Typical Sections Sheet 5 . Project No. 830-01-CIVICCS-01-SE-0050-P01;
- Drawing/Plan - Retaining Wall Typical Sections Sheet 4. Project No. 830-01-CIVICCS-01-SE-004-P01;
- Drawing/Plan - Typical Cross Sections Sheet 2. Project No. 830-01-CIVIC-SE-002- P01.

Subject to implementation of the agreed works prior to first occupation of the development, condition 22 can be discharged.

Appendix 1 – List of consultees & neighbours notified

Highway Services
MCC Flood Risk Management
Environment Agency

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: Bowker Vale Reservoirs
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH AREA