

Planning

Growth & Development

Delegated officer report for planning application

Application no.	CDN/22/0378
Date registered valid:	9 June 2022
Proposal:	Discharge of condition 12 (drainage) attached to planning permission referenced 132567/JO/2021
Address:	North Manchester General Hospital , Delaunays Road, Manchester, M8 5RB
Ward(s):	Crumpsall Ward
Applicant:	Marc Reed, Greater Manchester Mental Health NHS Foundation Trust, Harrop House, Bury New Road, Prestwich, Manchester, M25 3BL
Agent (if any):	Miss Anna Blackwell, GL Hearn, 7th Floor Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
Case officer:	Steven McCoombe Tel: 0161 234 4607 Email: steven.mccoombe@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	8 August 2022

Application details

Type of application: Approval of condition application

Development type: Notifications

Standard consultations:

Printed: 14 June 2022 Expired: 5 July 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 following information has been assessed by the Council's Flood Risk Management team as being acceptable:

Drainage construction drawings received by the City Council as Local Planning Authority on 4 August 2022, referenced:

NMGNPH-CUR-VV-XX-DR-C-9250-PROPOSED DRAINAGE LAYOUT;
NMGNPH-CUR-VV-XX-DR-C-9251 PROPOSED DRAINAGE 1-200 LAYOUT SHEET 1;
NMGNPH-CUR-VV-XX-DR-C-9252 PROPOSED DRAINAGE 1-200 LAYOUT SHEET 2;
NMGNPH-CUR-VV-XX-DR-C-9253 PROPOSED DRAINAGE 1-200 LAYOUT SHEET 3;
NMGNPH-CUR-VV-ZZ-DR-C-9262 Drainage Details Sheet 2;
Email RE_ CDN_22_0378- New Park House Condition12.

Approved Flood Risk Assessment, including approved calculations and rates:

075856-CUR-00-XX-RE-001-P06 FRA and DDSPart-1;
075856-CUR-00-XX-RE-001-P06 FRA and DDSPart-2;
075856-CUR-00-XX-RE-001-P06 FRA and DDSPart-3;
075856-CUR-00-XX-RE-001-P06 FRA and DDSPart-4;
075856-CUR-00-XX-RE-001-P06 FRA and DDSPart-5;
075856-CUR-00-XX-RE-001-P06 FRA and DDSPart-6;
Pre-Post Development Comparison dated 28.07.22;
UU Correspondence dated 16.12.20.

Subject to implementation of the agreed details, condition 12 can be discharged.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

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

Area Team Boundary - Name: NORTH