

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/22/0761

Date registered valid: 24 October 2022

Proposal: Discharge of condition 8 (replacement pitch) attached to planning permission referenced 134165/FO/2022

Address: Nicholls Community Centre, Ford Street, Manchester, M12 6BA

Ward(s): Ardwick Ward

Applicant: Mr Hayden Small, Powerleague Fives Group, 172 Tottenham Court Road, Fitzrovia, London, W1T 7NS

Agent (if any): Mr Ralph Elliott, Carter Jonas, One Chapel Place, London, W1G 1BG

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

Recommendation: Approve

Date of recommendation: 23 November 2022

Application details

Type of application: Approval of condition application

Development type: Notifications

Standard consultations:

No consultations have been printed and sent.

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: Grade II Star

Conservation area: Not applicable

Tree Preservation Order: Not applicable

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

Article 35 Declaration

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

8) The submitted Email confirmation from The Manchester College confirming that the new 3G pitch at MANCAT Openshaw Campus has been brought into use dated 12th October 2022 ; and photograph of the completed 3G pitch at MANCAT Openshaw Campus has been noted . On the basis of the submitted evidence referenced above to demonstrate that the replacement pitch at the MANCAT Openshaw Campus has been implemented and is available for use, I can confirm condition no.8 is discharged.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - North Manchester PD Restriction - Class B1(c) To C3

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M