

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/22/0482

Date registered valid: 15 July 2022

Proposal: Discharge of conditions 3 (materials), 6 (drainage) and 7 (CMP) attached to planning permission referenced 133377/FO/2022

Address: Adt Auctions Plc , Redgate Lane, Manchester, M12 4RX

Ward(s): Longsight Ward

Applicant: Mr J Clifford BCA Ltd BCA Auction Centre, Redgate Lane, Belle Vue, Manchester, M12 4RX

Agent (if any): Steve Bell GHP Architects Empire House, Mulcture Hall Road, Halifax, HX1 1SP

Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 7 September 2022

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 20 July 2022 Expired: 10 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:

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

3) The following information has been submitted for approval in respect of this planning condition:

GHP Architects document 'Information to discharge planning condition 3', stamped as received by the City Council, as Local Planning Authority, on 15 July 2022

The information is considered to be acceptable and condition 3 is now formally discharged. subject to the development only being carried out in accordance with these approved details

6) The following information has been submitted for approval in respect of this planning condition:

GHP Architects document 'Information to discharge planning condition 6 - Drainage Proposal' Drawing numbered BCA202001_01 version B
Stamped as received by the City Council, as Local Planning Authority, on 15 July 2022

Email from Steve Bell, dated 1 September 2022, with additional drainage information

The information is considered to be acceptable and condition 6 is now formally discharged. subject to the development only being constructed and completed in accordance with these approved details.

7) The following information has been submitted for approval in respect of this planning condition:

Sol Deconstruction Plan document
Dutting and Son Ltd Method Statement, dated June 2022
Stamped as received by the City Council, as Local Planning Authority, on 15 July 2022

The information is considered to be acceptable and condition 7 is now formally discharged. subject to the development only being carried out in accordance with these approved details

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
United Utilities Water PLC

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 Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

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Area Team Boundary - Name: NORTH AREA