

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** CDN/22/0350

**Date registered valid:** 31 May 2022

**Proposal:** Discharge of condition 2 (materials), 4 (CMP), 6 (drainage), 22 (ground conditions) and 25 (off site highway works) attached to planning permission referenced 129852/FO/2021

**Address:** Chatsworth Mill, Williams Road, Gorton, Manchester, Manchester, M18 7AY

**Ward(s):** Gorton & Abbey Hey Ward

**Applicant:** Mangrove Estates Ltd / Jigsaw Homes, C/o Agent

**Agent (if any):** Mr Matthew Gray, Grays Architecture Ltd, Park 287 Office 1, Chaddock Lane, Boothstown, Manchester, M28 1DU

**Case officer:** Steven McCoombe  
Tel: 0161 234 4607  
Email: [steven.mccoombe@manchester.gov.uk](mailto:steven.mccoombe@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 10 November 2022

## **Application details**

**Type of application:** Approval of condition application

**Development type:** Notifications

### **Standard consultations:**

Printed: 8 June 2022      Expired: 29 June 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 external materials show on the submitted materials schedule received by the City Council as Local Planning Authority on 31 May 2022 are satisfactory. Subject to implementation of the agreed details, condition 2 can be discharged.

2) The details contained within the submitted Construction Management Plan (Rev 5) dated 8 September 2022 and received by the City Council as Local Planning Authority on 27 September 2022, is satisfactory. Subject to implementation of the agreed details, condition 4 can be discharged.

3) The following information are considered satisfactory:

-Drawings referenced 7588/01/A, 7588/08/F, 7588/09/B, 7588/10/A, 7588/11/A, 7588/12/A and 7588/13/A received by the City Council as Local Planning Authority on 23 June 2022;

-Micro drainage design calculation and document produced by Coopers dated 23 June 2022.

- E-mail correspondence from Coopers dated 23 June 2022.

- E-mail and attached land swap agreement received from Coopers dated 4 July 2022;

Subject to implementation of the agreed details, condition 6 can be discharged.

4) The following submitted information is satisfactory:

-Final Phase 2 Geo Environmental Investigation, Risk Assessment and Remediation Strategy (Ref: LKC 21 1152) produced by LK Group dated February 2022 and received by the City Council as Local Planning Authority;

-E-mail from Grays Architecture dated 30 June 2022.

Subject to implementation of the agreed details, condition 22 can be discharged.

5) The off site highway works shown on drawings referenced 7588/S78-01/B, 7588/S278-03/A, 7588/S278-05/B and 7588/S278-07/A received by the City Council as Local Planning Authority on 10 November 2022 are satisfactory. Subject to implementation of the agreed details, condition 25 can be discharged.

## **Appendix 1 – List of consultees & neighbours notified**

Highway Services  
Environmental Health  
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 Zone - All Exceeding 90M  
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 (Middle) -  
Area Team Boundary - Name: NORTH