

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/22/0575

Date registered valid: 12 August 2022

Proposal: Discharge of condition 4 (drainage) attached to planning permission ref: 131344/FO/2021

Address: Shell Uk Ltd , 1081 Stockport Road, Manchester, M19 2RE

Ward(s): Levenshulme Ward

Applicant: Motor Fuel Group Gladstone Place, 36-38 Upper Marlborough Road, St. Albans, AL1 3UU

Agent (if any): Natasha Strydom MBH Design Studio Ltd Rosemount House, Rosemount Avenue, West Byfleet, KT14 6LB

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

Recommendation: Approve

Date of recommendation: 25 October 2022

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 18 August 2022 Expired: 8 September 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

Flood Risk Management - 26.08.2022. In order to discharge the drainage planning condition, further information is needed to confirm that the proposed drainage design is adequate to manage flood risk.

The outstanding evidence required:

- Drainage layout should be resubmitted as the drawing within the drainage strategy isn't clearly presented.
- Correspondence from UU confirming the design principles.
- Pollution control measures need to be illustrated on the drainage layout.

Updated comments 29.09.2022

The information submitted and uploaded onto the planning portal on 27th September 2022 has been considered.

In order to discharge the drainage planning condition, further information is needed to confirm that the proposed drainage design is adequate to manage flood risk.

The outstanding evidence required:

- Hydraulic model needs to include proposed manhole information such as invert levels to ensure a gravity connection is feasible and that there is no localised flooding at the proposed manhole locations.
- Correspondence from UU confirming the design principles.

Updated comments 24.10.2022

Have no further comments and recommend discharge of Condition 4.

United Utilities – 21.09.2022 . Further to their review of the submitted documents, Drawing H16000-04, Rev A – Dated 27/06/2022, United Utilities has no objection to condition 4 being discharged.

Note for applicant:

A public sewer crosses the site and we will not permit building over it. We require an access strip for maintenance or replacement. The minimum distances that might be acceptable to United Utilities are detailed within Part H of the Building Regulations however, we recommend the applicant determines the precise location, size, depth and condition of the pipeline as this is likely to influence the required stand-off distance from any structure.

These comments were forwarded to the planning agent for information.

Comments following additional information – 13.10.2022

United Utilities accepted the Discharge of Conditions as per the attached sent on 21/09/22. They believe even in light of the information provided that their comments will remain unchanged unless there is a substantial change to the drainage proposal.

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:

Article 35 Declaration

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

Condition 4 Drainage

4) The reports and plans specified below have been examined and are considered to be satisfactory .

Surface Water Strategy Report and Appendices ref: H16000 dated June 2022 by Marks Heeley Ltd;

Existing Hardstanding plan ref: H16000 -01; Proposed Hardstanding plan ref: H16000-02; New Drainage Catchment Area plan ref: H16000-03; Drainage Schematic plan ref: H16000-04 rev.A; Received 27th September 2022;

Hydraulic Model ref: H16000 dated October 2022 by Marks Heeley Ltd; and copy of the United Utilities approved S106 Part 1 'Application to connect to a public sewer' form received 11th October 2022.

On the basis that the development is implemented in accordance with the reports and plans referenced above , condition no.4 is discharged.

Appendix 1 – List of consultees & neighbours notified

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

Historic Landfill Site 250m Buffer -

Area Team Boundary - Name: NORTH AREA