

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133864/FO/2022

Date registered valid: 13 June 2022

Proposal: Erection of two semi-detached dwellinghouses (Class C3) with associated landscaping, parking and boundary treatment

Address: Vacant Site Formerly 53 & 55 Heathbank Road, Manchester

Ward(s): Higher Blackley Ward

Applicant: Mr Andrzej Olszanski Oslady Homes Ltd C/o Agent

Agent (if any): Mr Paul Carr Paul Carr Design Ltd 38 Albert Road, Altrincham, WA15 9AJ

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Withdrawn Withdrawn

Date of recommendation: 4 October 2022

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit:

Standard consultations:

Printed: 22 July 2022 Expired: 29 July 2022

Neighbour notifications

Printed: 22 July 2022 Expired: 29 July 2022

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: Withdrawn WithdrawnWithdrawn

Article 35 Declaration

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
United Utilities Water PLC
Greater Manchester Ecology Unit
Highway Services

5 Plant Hill Road, Manchester, M9 0ND
59 Heathbank Road, Manchester, M9 0NB
66 Heathbank Road, Manchester, M9 0NB
4 Tweedale Avenue, Manchester, M9 6WF
3 Plant Hill Road, Manchester, M9 0ND
49 Heathbank Road, Manchester, M9 0WA
6 Plant Hill Road, Manchester, M9 0ND
5 Tweedale Avenue, Manchester, M9 6WF
2 Tweedale Avenue, Manchester, M9 6WF
1 Tweedale Avenue, Manchester, M9 6WF
61 Heathbank Road, Manchester, M9 0NB
76 Heathbank Road, Manchester, M9 0NB
74 Heathbank Road, Manchester, M9 0NB
72 Heathbank Road, Manchester, M9 0NB
70 Heathbank Road, Manchester, M9 0NB
68 Heathbank Road, Manchester, M9 0NB
64 Heathbank Road, Manchester, M9 0NB
62 Heathbank Road, Manchester, M9 0NA
60 Heathbank Road, Manchester, M9 0NA
7 Plant Hill Road, Manchester, M9 6WH
8 Plant Hill Road, Manchester, M9 6NH
14 Plant Hill Road, Manchester, M9 6NH
12 Plant Hill Road, Manchester, M9 6NH
10 Plant Hill Road, Manchester, M9 6NH
7 Tweedale Avenue, Manchester, M9 6WF
3 Tweedale Avenue, Manchester, M9 6WF
63 Heathbank Road, Manchester, M9 0NB
57 Heathbank Road, Manchester, M9 0NB
4 Plant Hill Road, Manchester, M9 0ND
51 Heathbank Road, Manchester, M9 0NB

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
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH