

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/22/0081

Date registered valid: 17 February 2022

Proposal: Discharge of conditions 4 (noise), 5 (ground conditions), 9 (Construction Management Plan), 10 (drainage), 11 (landscaping), 12 (materials) and 14 (ES) attached to planning permission referenced 130768/FO/2021

Address: 9 Ansleigh Avenue, Manchester, M8 5SU

Ward(s): Crumpsall Ward

Applicant: Mrs Claire Senechko, 158 Middleton Road, Manchester, M8 4LB

Agent (if any): Mr Zoran Baros, FuZED Architecture + Design Ltd, 74A Water Street, Radcliffe, Manchester, M26 4DF

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

Recommendation: Approve

Date of recommendation: 20 September 2022

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 18 February 2022 Expired: 11 March 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

Article 35 Declaration

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

4) The following information has been submitted in respect of this planning condition 4,

Drawing Number 5.02 Rev D stamped as received on the 17 February 2022, the Window Product Details, stamped as received on the 28 June 2022 and the Acoustic Survey by Martin Environmental Solutions, stamped as received on the 12 April 2022. and the amended Acoustic Survey by Martin Environmental Solutions, received electronically on the 20 September 2022.

To fully discharge condition 4, a verification certificate is required.

5) The following information has been submitted in respect of this planning condition 5(a),

Worms Eye Risk Assessment Report, The Envirocheck Plan Historic Maps A, stamped as received on the 17 February 2022, and The Worms Eye Intrusive Report and the Worms Eye Remediation Strategy, stamped as received on the 14 March 2022.

Therefore, to fully satisfy part (b) of condition 5, a verification report is required.

9) The following information has been submitted in respect of this planning condition 9.

Construction Management Plan and the car Parking and Traffic Management Information, stamped as received on the 14 March 2022.

Therefore, condition 9 is discharged.

10) The following information has been submitted in respect of this planning condition 10.

Drainage Layout CFA Civils Limited Rev B, stamped as received on the 29 March 2022, Micro Drainage CFA Limited, stamped as received on the 17 February 2022 and the Drainage Layout CFA Civils Limited Rev C, stamped as received on the 22 April 2022.

Therefore, condition 10 is discharged.

11) The following information has been submitted in respect of this planning condition 11.

Site Plan, stamped as received on the 17 February 2022.

Therefore, condition 11 is discharged.

12) The following information has been submitted in respect of this planning condition 12;

Drawings Numbered 5.02 Rev D and 505 Rev B,

Brick- K206 Granite Blue Dragfaced Brick 65mm,

Forticrete SL8 Slate Effect Concrete, Size 390mm x 420mm Type Tile Finish Smooth Colour Grey Material Concrete Profile SL8 Minimum Pitch 17.5 Degrees.

UPVC windows and doors specification anthracite grey.

K Render System Light Grey, stamped as received on the 17 February 2022.

Therefore, condition 12 is discharged.

14) The following information has been submitted in respect of this planning condition 14;

Environmental Statement by Green Consulting Limited, stamped as received 17 February 2022.

Therefore, condition 14 is 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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH