

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/22/0594

Date registered valid: 19 August 2022

Proposal: Discharge of condition 5 (noise) attached to planning permission referenced 130962/FO/2021

Address: Arcadia Library And Leisure Centre, 868 Stockport Road, Manchester, M19 3BP

Ward(s): Levenshulme Ward

Applicant: Mr Akash Vadher Ameresco Limited 3rd Floor, 14-16 Dowgate Hill, London, EC4R 2SU

Agent (if any): Mr David Tye Paul Butler Associates 31 Blackfriars Road, Salford, M3 7AQ

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 6 September 2022

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit: N/A

Standard consultations:

Printed: 25 August 2022 Expired: 15 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: No

Tree Preservation Order: No

Consultations & Notification Responses

Environmental Health – No objection to the discharge of condition 5 subject to the implementation of the development in accordance with document ref: BDP 'Plant noise commissioning measurements' letter report, ref. P3001965(COR)U003 dated 17 August 2022.

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

N/A

Condition(s) to be attached to decision for approval

1) The discharge of condition 5 (Noise) is discharged on the basis that the development is implemented in accordance with the following documents:

Application forms for the approval of details reserved by condition [No 5]
Letter from Paul Butler Associates Ref:21.1557/ALC/ljr03dt dated 18 August 2022
Technical Note Ref: Ameresco schemes- Arcadia Library & Leisure Centre, Levenshulme –
Plant commissioning measurements by BDP: File Ref: P3001965 (COR)U003 dated 17 August 2022;

and that following implementation, the approved noise attenuation measures shall be maintained in situ at all times thereafter.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

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

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: NORTH AREA