

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/22/0456

Date registered valid: 7 July 2022

Proposal: Discharge of conditions 8 (glazing), 13 (EV charging point), 14 (bin store), 15 (waste management), 18 (drainage maintenance), 21 (landscaping), 24 (site maintenance) and 26 (boundaries) attached to planning permission referenced 124265/FO/2019

Address: Land Bounded By Ashton Old Road, Lees Street And Stanley Street, Manchester

Ward(s): Clayton & Openshaw Ward

Applicant: Mr Rob Watson Watson Construction Limited Spark Studio, 208-210 Great Clowes St, Salford, M7 2ZS

Agent (if any):

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

Recommendation: Approved & Refused

Date of recommendation: 30 August 2022

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 12 July 2022 Expired: 2 August 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

Highway Services - Whilst sufficient detail has been provided to recommend the discharge of condition 13, it is advised that 7kw Electric Vehicle Car Charging Points are required prior to the first occupation of any of the residential units. [Condition 13 is discharged on the basis that a 7kw/H is achieved in accordance with the submitted specification document.] No objection to the discharge of conditions 14, 15 and 24.

Environmental Health – No objection to the discharge of condition 13 and 15.

Flood Risk Management Team – The discharge of condition is not recommended as the following further details are required: a satisfactory verification report is required with satisfactory photographic evidence of construction, as shown on the attached design drawings, including hydrobrake chamber and permeable paving details.

Greater Manchester Police – As the applicant is seeking the SBD accreditation of physical security measures, including boundary treatments that can be verified on site. The boundary treatments are considered to be satisfactory and there is no objection to the discharge of condition 26.

United Utilities Water PLC – Do not comment upon the design, management and maintenance of an asset that is not in its ownership. It is recommended that the comments of the lead local flood authority be sought.

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: Approved & Refused

Article 35 Declaration

N/A

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

8) The discharge of condition 8 (glazing) is approved on the basis that the development is implemented in accordance with the detail of the Watson Homes letter (Condition 8) dated 20 June 2022 confirming the installation of glazing to a specification of Cotswold privacy Level 5. The approved glazing shall be implemented before the occupation of the development and maintained in situ at all times thereafter.

13) The discharge of condition 13 (EV charging point) is approved on the basis that the development is implemented in accordance with the detail of the Watson Homes letter (Condition 13) dated 20 June 2022 and supplementary details referenced:

Appendix A- Site plan L.100A;

Appendix B- EV data sheet for wall mounted Rolec EV charging point Type 2, Mode 3;

Appendix C- EV point for the apartment; and

that the approved details achieve a charging capacity of 7 Kw/H and are installed upon first occupation of the development and maintained in situ at all times thereafter.

14) The discharge of condition 14 (bin store) is approved on the basis that the development is implemented in accordance with the detail of drawing by John McCall Architects referenced Proposed bin store elevations Ref: 1715/L.102, and that the approved details are fully implemented before the occupation of the development and maintained in situ at all times thereafter.

15) The discharge of condition 15 (waste management) is approved on the basis that the development is implemented in accordance with the detail of the Watson Homes letter (Condition 15) dated 18 August 2022 with bin storage located in the positions shown on approved drawings ref: Site location plan Ref: PP.2017 / L-001A; and that the approved details are implemented before the occupation of the development and maintained in situ at all times thereafter.

18) The discharge of condition 18 (drainage maintenance) is refused, as insufficient information has been provided for consideration. A satisfactory verification report is required to be submitted with satisfactory photographic evidence of construction, as shown on the design drawings, including hydrobrake chamber and permeable paving details.

21) The discharge of condition 21 (landscaping) is approved on the basis that the development is implemented in accordance with the detail of Trevor Bridge Associates drawing referenced: Landscape Proposals Ref: 6862.02 Rev A; and the approved scheme is fully implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

24) The discharge of condition 24 (site maintenance) is refused, as the submitted details do not respond to the specified and detailed requirements of this condition, in relation to the management of external areas, including the presentation and returning of bins to and from collection points.

26) The discharge of condition 26 (boundaries) is refused, the details of the metal railing (Type R1) indicates that a gap would be formed between the base of the railings and ground level. This arrangement would not be acceptable as it would potentially lead to the formation of a litter or vegetation trap. A design solution that encloses this gap should be provided.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
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
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 (Less) -
Area Team Boundary - Name: NORTH AREA