

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/22/0629

Date registered valid: 6 September 2022

Proposal: Discharge of conditions 3 (materials), 5 (ground conditions), 6 (CMP) and 8 (roller shutters) attached to planning permission referenced 131031/FO/2021

Address: 39D Broughton Street, Manchester, M8 8LZ

Ward(s): Cheetham Ward

Applicant: Mr Abid Hussain, Brightwise Properties Ltd, 39 D Broughton Street, Manchester, M8 8LZ

Agent (if any): Mr M. Amjad, Hybrid Power Ltd, 77 Fields New Road, Oldham, OL9 8BT

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 10 October 2022

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 7 September 2022

Expired: 28 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

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

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

1) The external materials detailed within the submitted schedule, received by the City Council as Local Planning Authority on 10 October 2022 are satisfactory. Subject to implementation of the agreed details, condition 3 can be discharged.

2) The information within the following documents is acceptable:

-Phase 1 Desk Study Report (Ref: 21.08.05 - Rev O) produced by Demeter Environmental Ltd dated September 2021 and received by the City Council as Local Planning Authority on 27 September 2021;

-Gas membrane technical drawing and details of the Visqueen Gas Barrier received by the City Council as Local Planning Authority on 9 September 2022.

On this basis, condition 5 can be partially discharged, with full discharge to be provided upon confirmation of the water pipe to be installed and a verification report to confirm no contamination was found.

3) The details contained with the submitted Construction Management Plan received by the City Council as Local Planning Authority on 9 September 2022 are satisfactory. Subject to implementation of the agreed plan, condition 6 can be discharged.

4) The details of the proposed roller shutter shown within specification document received by the City Council as Local Planning Authority on 6 September 2022, together with the technical drawing and materials schedule received by the City Council as Local Planning Authority on 10 October 2022 is satisfactory. Subject to implementation of the agreed details, condition 8 can be discharged.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA