

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/21/0454

Date registered valid: 15 June 2021

Proposal: Discharge of conditions 3 (materials), 5 (construction management plan), 6 (surface water drainage), 8 (environmental standards statement), 10 (off-site highway works), 11 (landscaping), 12 (electric charging points), 13 (boundary treatment), 15 (secure by design) and 17 (electric charging points) attached to planning permission ref: 123584/FO/2019

Address: Beyer Close, Manchester, M18 8AR

Ward(s): Gorton & Abbey Hey Ward

Applicant: Mr. Jonathan Blackston 29 Colwyn Road, Stockport

Agent (if any): Mr Muthahar Khan Studio Tashkeel Architecture 89 Princess Street, Manchester, M1 4HT

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

Recommendation: Approve & Refuse

Date of recommendation: 18 October 2022

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit: N/A

Standard consultations:

Printed: 24 June 2021 Expired: 15 July 2021

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 –

- i. No objection to the discharge of conditions 5, 11 and 13 on the basis of the submitted details.
- ii. Condition 10 - The required s278 Agreement has not been received Therefore the discharge of condition 10 is not recommended.
- iii. Condition 17 – Confirmation required that a 7KW charging capacity would be achieved. (The submitted details confirm the charging capacity.)

Environmental Health – No objection to the discharge of condition 5.

Neighbourhood Team Leader (Arboriculture) – Do not wish to comment.

Flood Risk Management – The discharge of condition 6 is recommended on the basis of the submitted details.

Greater Manchester Police Design for Security – Recommend the discharge of condition 15 on the basis of the submitted details.

United Utilities Water PLC – No objection to the discharge of condition 6 on the basis of the assessed details. It is recommended that the local flood authority be consulted.

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 and Refuse

Article 35 Declaration

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

3) The discharge of condition 3 (Materials) is approved on the basis that the development is implemented in accordance with the following materials, which shall be maintained in situ at all times thereafter:

Brickwork Weinberger Heartland Light Multi with light grey mortar

Windows - Double-glazed, uPVC to SBD standards. Bevelled beading in Grey RAL 7016.

Front doors frame - Colour Grey RAL 7016

Roof tiles - Russell 'Grampian in Anthracite grey

Roof Verges - Dry cloaked verge system

Roof Ridge - BS 8612 dry-fixed ridge, hip and verge systems

Rainwater goods Square outlets and square gutter. 75x75mm downpipe, size TBC based on calculations. UPVC (Grey RAL 7016).

Front railings Galvanised steel railings (painted black)

5) The discharge of condition 5 (Construction management plan) is approved on the basis that the entire related phase of the development is implemented in accordance with document referenced Construction Management Plan 2003109 - Beyer Close, Manchester, M18 8AR.

6) The discharge of condition 6 (surface water drainage) is approved on the basis that the related phase of the development is implemented in accordance with the following drawing and documents stamped as received by the City Council as local planning authority on 4 October 2021, 29 March 2022, 15 June 2022 and 18 July 2022:

Surface Water Management Layout Plan Ref: 715 DIR-100 Rev P3;
Beyer Close Soakaway Test Ref: 7432;
Beyer Close Surface Water Network Calculations dated 2 August 2021;
Hydro Brake Optimum and technical specification Ref: SHE-0031-5000-1200-5000;
Email from Studio Tashkeel Architecture dated 15 June 2022 confirming the detail of the invert level at point of outfall.

The approved and implemented works shall be maintained in situ at all times thereafter.

8) The discharge of condition 8 (Environmental standards statement) is refused on the basis that the submitted Environmental Standards Statement Ref: LKM 21 1011 by LK Management Ltd has an inaccurate policy reference. Satisfactory information has therefore not been provided.

10) The discharge of condition 10 (Off-site highway works) is refused as insufficient information and technical drawings have been received relating to off-site highways works to be implemented as part of the development.

11) The discharge of condition 11 (Landscaping) is approved on the basis that the development is fully implemented in accordance with the detail of drawings referenced : Landscape Plan Ref: PL009 Rev B within the first full planting season following the completion of the development and maintained in situ thereafter.

The approved scheme shall include further replacement tree planting to mitigate the trees lost and be 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.

12) The discharge of condition 12 (Electric vehicle (EV) charging points) is approved on the basis that prior to the occupation of the development is implemented in accordance with the detail of documents referenced Qubev Model No EVON0010 and EVON0040 confirming a charging capacity of 7KW (32A) and drawing referenced Site plan Re: PL010 Rev A (stamped as received by the City Council as local planning authority on 4 October 2022) confirming the position of the EV charging point within each respective plot. The installation of the authorised EV charging points shall be maintained in situ at all times following the occupation of the development.

13) The discharge of condition 13 (Boundary treatment) is approved on the basis that, prior to the occupation of the development, the details relating to boundary walls and fencing as specified in drawing referenced Site plan Re: PL010 Rev A (stamped as received by the City Council as local planning authority on 4 October 2022) is fully implemented and maintained in situ at all times thereafter.

15) The discharge of condition 15 (Secured by Design) is approved on the basis that the development is implemented in accordance with the document referenced: 2003109 - Beyer Close Supporting document for planning condition number 15 Security measures by Studio Tashkeel Architecture stamped as received by the City Councils local planning authority on 15 June 2022. The implemented measures shall be maintained in situ at all times following the occupation of the development.

17) The discharge of condition 17 (Electric vehicle (EV) charging points specification and position) is approved on the basis that prior to the occupation of the development is implemented in accordance with the detail of documents referenced Qubev Model No EVON0010 and EVON0040 confirming a charging capacity of 7KW (32A) and drawing referenced Site plan Re: PL010 Rev A received 4 October 2022 confirming the position of the EV charging point within each respective plot. The installation of the authorised EV charging points shall be maintained in situ at all times following the occupation of the development.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
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
Area Team Boundary - Name: NORTH