

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/22/0572

Date registered valid: 12 August 2022

Proposal: Discharge of condition 3 (construction management plan) attached to planning permission ref: 131344/FO/2021

Address: Shell Uk Ltd , 1081 Stockport Road, Manchester, Manchester, M19 2RE

Ward(s): Levenshulme Ward

Applicant: Motor Fuel Group Gladstone Place, 36-38 Upper Marlborough Road, Manchester, St Albans, AL1 3UU

Agent (if any): Natasha Strydom MBH Design Studio Ltd Rosemount House, Rosemount Avenue, West Byfleet, KT14 6LB, Surrey

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 3 October 2022

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 18 August 2022 Expired: 8 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

Environmental Health 19.08.2022 –

The Construction Phase Plan June 2022 submitted for the above application is generally acceptable with the exception that the Saturday construction work start time should be 08:30hrs rather than 08:00hrs in accordance with MCC's recommended hours.

Updated comments 01.09.2022.

The updated CMP satisfies the condition.

Highway Services 31.08.2022- Insufficient information has been provided in order to fully assess the application and therefore it is recommended that the condition is not yet discharged until the following aspects have been addressed:

- No detail has been provided regarding parking locations for contractors.
- Swept path drawings are requested to indicate the largest vehicle arriving to the site. It

should be ensured that all vehicles can access/egress the site whilst remaining in a forward gear with no requirement for vehicles to reverse.

Updated comments 20.09.2022.

The submitted swept path documents are acceptable to Highways. The documents confirm that all vehicles can access/egress the site safely whilst remaining in a forward gear. However, information relating to contractors parking is required.

Updated comments 03.10.2022

Swept path drawings have been provided that confirm that all vehicles accessing the site can access/egress whilst remaining in a forward gear. Plans also confirm that parking demands are to be accommodated within the curtilage of the site. Whilst this is acceptable Highways recommends continual monitoring and management of the demands of the site. Subject to the Applicant continuing ongoing discussions with the MCC Highways Applications and Network Resilience team regarding any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements, this condition can be discharged.

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

Condition no.3 Construction Management Plan

The Construction Phase Plan ref: August 2022 received 31st August 2022; Vehicle tracking plan (Rigid truck and Oil Tanker tracking) ref: 13664-P11-304 and Vehicle tracking plan 2 (Customer and EV tracking) ref: 13664-P12-304 received 19th September 2022 , together with

Construction Parking plan ref: 13664-P13-304 received 27th September 2022 are considered to be acceptable. On the basis that the development is implemented in accordance with the Construction Phase Plan ref: August 2022, and plans specified above for the duration of the construction period, condition no.3 is discharged .

The Applicant will need to continue in ongoing discussions with the Manchester City Council Highways Applications and Network Resilience team regarding any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements.

Appendix 1 – List of consultees & neighbours notified

Highway Services
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
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA