

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134944/NMC/2022

Date registered valid: 20 September 2022

Proposal: Non material amendment to planning permission ref: 126674/FO/2020 to facilitate changes to condition 21 (Crime Impact Statement) relating to the arrangements for the submission of Secured By Design accreditation

Address: Land At Edge Lane, Manchester, M11 1DG

Ward(s): Clayton & Openshaw Ward

Applicant: Hannah Thorpe Lovell St. Johns House, 278 Barrington Road, Altrincham, WA14 1JY

Agent (if any): Mr Andy Haxby Edward Architecture 2 Riverside Way, Whitehall Waterfront, Whitehall Road, Leeds, LS1 4EH

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 11 October 2022

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 26 September 2022 Expired: 17 October 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

Planning permission 126674/FO/2020 for the erection of 168 two and three storey dwellinghouses and 48 apartments within 3 x three storey buildings to form 216 dwellings in total with associated car parking, boundary treatment, landscaping and other associated works is currently being implemented at the site.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

To the north and east the site is bounded by Edge Lane and Fairfield Road; to the south is the boundary wall and car parking area associated with the redevelopment of part of Openshaw District Centre and the newly opened Morrison's supermarket; and, to the west are residential properties along Wheler Street. Edge Lane forms the northern and eastern boundary of the site and this highway is wholly within the Tameside Metropolitan Borough Council administrative area. On the northern side of Edge Lane are residential terraced properties with associated on-street car parking.

There are a number of other uses within the vicinity of the application site, including a vacant derelict public house on Edge Lane, a MOT testing and repair garage, the Sporting Edge Sport Centre and new two storey residential properties on Fairfield Road erected as part of the Toxteth Street neighbourhood regeneration scheme.

Description of development

Non material amendment to planning permission ref: 126674/FO/2020 to facilitate changes to condition 21 (Crime Impact Statement) relating to the arrangements for the submission of Secured By Design accreditation

Consultations & Notification Responses

N/A

Issues

Condition 21 currently states:

The development hereby approved shall be carried out in accordance with the Crime Impact Statement (Version A) prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 6 April 2020. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

The applicant would like to phase occupy the development and therefore the condition will not be satisfied until all the works are complete. The amendment to the condition is as follows:

The development hereby approved shall be carried out in accordance with the Crime Impact Statement (Version A) prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 6 April 2020. The development shall only be carried out in accordance with these approved details. Prior to the completion of all the works hereby approved, the City Council, as Local Planning Authority shall acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

The change is considered to be acceptable and non material in nature.

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:

Article 35 Declaration

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

1) The proposed seeks to facilitate changes to condition 21 (Crime Impact Statement) relating to the arrangements for the submission of Secured By Design accreditation.

2) Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

21) The development hereby approved shall be carried out in accordance with the Crime Impact Statement (Version A) prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 6 April 2020. The development shall only be carried out in accordance with these approved details. Prior to the completion of all the works hereby approved, the City Council, as Local Planning Authority shall acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Greater Manchester Police

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 - Not Affected

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: NORTH AREA