

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/22/0402

Date registered valid: 16 June 2022

Proposal: Discharge of condition 2 (materials), 10 (roller shutters), 14 (ground conditions), 15 (CMP) and 18 (drainage) attached to planning permission referenced 115485/FO/2017

Address: 3 Bradstone Road, Manchester, M8 8WA

Ward(s): Cheetham Ward

Applicant: Supreme developments Manchester Limited 28 Premier Road, Manchester , M8 8HH

Agent (if any): Mr Phill Armstrong Whitebox Architecture.com White Box Architecture Ltd, 8 Church Hill, WA16 6DH

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

Recommendation: Approved and Refused

Date of recommendation: 22 August 2022

Application details

Type of application: Approval of condition application

Development type: Notifications

Standard consultations:

Printed: 21 June 2022 Expired: 12 July 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: Approved and Refused

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

1) The external materials detailed within the submitted materials schedule, received and agreed by the City Council as Local Planning Authority on 16 June 2022, are satisfactory. Subject to implementation of the agreed details, condition 2 can be discharged.

2) The submitted section drawing shows external shutter housing which would not be visually acceptable. Moreover, no details have been received in relation to the security specification of the shutters. Until such time that acceptable details are received and agreed, condition 10 cannot be discharged.

3) A formal statement in the Phase II ground investigation report is required to confirm whether any remediation is required or not, especially asbestos fibres were found in the soil samples. Details of how any asbestos impacted soil arisings will be managed, stored and disposed of along are require, along with how contractors will be protected with regard to asbestos /asbestos fibres.

Until such time that details are submitted and agreed by the City Council as Local Planning Authority, condition 14 cannot be discharged.

4) The details contained within the submitted Construction Management Plan are not acceptable.

The following information is outstanding:

- Confirmation of the which days that work will take place;
- Details of dust monitoring, including the location and action to be taken should dust from the site escape;
- Details of how debris will be prevented from escaping from construction vehicles;
- Details of how will materials be stored, located and covered;
- Details of how the surrounding highway be kept clean after vehicles have driven off site;
Details of water suppression techniques to be used, details of hoarding and sheeting to be used should also be provided to control fugitive dust emissions.
- Further noise and vibration control measures, including site noise levels and maximum vibrations at the site boundary with any receptors, particularly during nosier or mor intrusive activities.
- Details of noise and vibration monitoring;

-Complaints and consultation procedure.

Until such time that the above details are submitted and agreed by the City Council as Local Planning Authority, as part of a revised Construction Management Plan, condition 15 cannot be discharged.

5) The submitted drainage details are not sufficient. The following information is required:

-An updated drainage layout to show the proposed discharge point, including details of connection and levels of existing/proposed manholes to show gravity connection feasible;

-Details of how at least 50% betterment is achieved;

-Evidence of acceptance of flows/connection point from United Utilities where applicable;

-Details of microdrainage for the attenuation storage;

-Clauses to remain in-place pending further information on the discharge rate betterment and acceptability;

-Details of the runoff volume in the 1 in 100 year event. 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;

-Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements);

-Construction details of flow control and SuDS elements.

Until such time the above details are received and agreed by the City Council as Local Planning Authority, condition 18 cannot be discharged.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) 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(a) 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) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH AREA