

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133206/FO/2022

Date registered valid: 15 June 2022

Proposal: Erection of two storey building to provide ancillary accommodation for the existing creche, childrens, and youth facilities following demolition of existing single storey building (Class F.1)

Address: Authentic City Church , Crowcroft Road, Manchester, M12 4QD

Ward(s): Longsight Ward

Applicant: Pastor Dereck Chunda Authentic City Church Crowcroft Road, Manchester, M12 4QD

Agent (if any): Mr Paul Ashton Paul Ashton Architects Ltd 5 Piccadilly Place, Manchester, M4 3BR

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

Recommendation: Withdrawn

Date of recommendation: 29 June 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 20 June 2022 Expired: 11 July 2022

Neighbour notifications

Printed: 20 June 2022 Expired: 11 July 2022

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: Withdrawn

Article 35 Declaration

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
United Utilities Water PLC
Network Rail

6 Slade Hall Road, Manchester, M12 4QF
14 Slade Hall Road, Manchester, M12 4QF
2 Slade Hall Road, Manchester, M12 4QF
16 Slade Hall Road, Manchester, M12 4QF
10 Slade Hall Road, Manchester, M12 4QF
718 Stockport Road, Manchester, M12 4GB
716 Stockport Road, Manchester, M12 4GB
31 Crowcroft Road, Manchester, M12 4DF
25 Crowcroft Road, Manchester, M12 4DF
29 Crowcroft Road, Manchester, M12 4DF
27 Crowcroft Road, Manchester, M12 4DF
4 Slade Hall Road, Manchester, M12 4QF
3 Crowcroft Road, Manchester, M12 4QZ
8 Slade Hall Road, Manchester, M12 4QF
12 Slade Hall Road, Manchester, M12 4QF

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH