

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/22/0369

Date registered valid: 16 June 2022

Proposal: Discharge of condition 4 (surface water drainage) attached to planning permission ref: 133359/VO/2022

Address: The National Cycling Centre , Stuart Street, Manchester, M11 4DQ

Ward(s): Clayton & Openshaw Ward

Applicant: Mr James Kearns Manchester City Council Capital Programmes And Procurement, Corporate Core Directorate, Town Hall, Manchester, M60 2LA

Agent (if any): Mr David Hanna Bowker Sadler Architecture Hatherlow House, 10 Hatherlow, Stockport, SK6 3DY

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

Recommendation: Approve

Date of recommendation: 20 July 2022

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 28 June 2022 Expired: 19 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

Flood Risk Management -The information submitted and uploaded onto the planning portal on 7th June 2022 has been considered.

In order to discharge the drainage planning condition, further information is needed to confirm that the proposed drainage design is adequate to manage flood risk.

The outstanding evidence required is the confirmation that the existing private drainage (which the proposed scheme is shown to connect to) has sufficient capacity to attenuate the flows from the canopy areas.

Updated comments 18.07.2022 -The information submitted and uploaded onto the planning portal on 12th July 2022 has been considered. They have no further comments and recommend that condition 4 is 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:

Article 35 Declaration

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

4.The drainage details shown on plan ref: Drawing No.10287- WML- 00-XX-DR-C-1001 rev.T01 have been considered together with the content of the Email from WML Consulting Ltd dated 6th July 2022 in relation to drainage capacity, and are considered to be acceptable.

On the basis that the development is implemented in accordance with the drainage details shown on plan ref: 10287- WML- 00-XX-DR-C-1001 rev.T01, and the content of the Email from WML Consulting Ltd dated 6th July 2022 in relation to drainage capacity, condition no.4 is discharged.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management
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 - Not Affected
Coal Authority - Development High Risk - Name: DEVELOPMENT_HIGH_RISK_AREA
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRL