

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/22/0120

Date registered valid: 10 March 2022

Proposal: Discharge of conditions 3 (materials), 16 (solar panels) and 22 (bio diversity) attached to planning permission referenced 129587/FO/2021

Address: Our Ladys Rc High School, Alworth Road, Manchester, M9 0RP

Ward(s): Higher Blackley Ward

Applicant: Mr Nick Carter, Rosslee Construction, Black Abbey Street, Accrington, BB5 1HT

Agent (if any): Mr Paul Cummings, Pozzoni Architecture, Woodville House, 2 Woodville Road, Altrincham, WA14 2FH

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 4 July 2022

Application details

Type of application: Approval of condition application

Development type: Notifications

Standard consultations:

Printed: 16 March 2022 Expired: 6 April 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: Approve

Article 35 Declaration

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

3) The following information has been submitted in respect of this planning condition 3;

Drawing 56987_135, Sun Fixing Technical Data and the External Finishes Data Sheet by Pozzonie Design, stamped as received on the 1 March 2022, and the material cladding sample Cedral Click C14 Atlas Brown Sample, received on the 26 March 2022.

The above information is considered to be acceptable.

Condition 3 is formally discharged

16) The following information has been submitted in respect of this planning condition 16;

Q Peak Duo I-G5 380-400 Solar Panel Specification, stamped as received on the 1 March 2022 and the Proposed Plan showing PV array Height Section and Fixing by East West Tegra, received electronically on the 10 June 2022.

The above information is considered to be acceptable.

Condition 16 is formally discharged

22) The following information has been submitted in respect of this planning condition 22;

Drawing Number 5697_1110 P02, stamped as received on the 23 March 2022 and the email from Pozzoni, dated 10 March 2022, and the Extended Phase 1 Habitat Survey, Landscaping Specification and Soft Landscaping Specification by Stiwdio Owens Landscape Architects, stamped as received on the 10 March 2022 and the Landscaping Specification by Kilhey Consultancy Limited and the email from Pozzoni, containing time scales, received electronically on the 10 June 2022.

The above information is considered to be acceptable.

Condition 22 is formally discharged

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Neighbourhood Team Leader (Arboriculture)
Greater Manchester Ecology Unit

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