

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/22/0141

Date registered valid: 28 March 2022

Proposal: Discharge of conditions: 12 (roller shutters), 13 (waste management), 15 (boundary treatment), 17 (surface water drainage) and 18 (EV points) attached to planning permission 127544/FO/2020

Address: 63 Knowsley Street, Manchester, M8 8HX

Ward(s): Cheetham Ward

Applicant: Mr Amir Khan Andersen Textiles 63 Knowsley Street, Manchester, M8 8HX

Agent (if any): Mr Ian Malyan FOB Design UK Limited 72A Water Lane, Wilmslow, SK9 5BB

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

Recommendation: Approved and Refused

Date of recommendation: 2 August 2022

Application details

Type of application: Approval of condition application

Development type: Notifications

Standard consultations:

Printed: 31 March 2022 Expired: 21 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: Approved and Refused

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

1) The rollers shutters shown on drawing referenced PL03/N, (colour dark grey RAL 7015 with recessed shutter boxes), together with the specification contained within the brochure, received by the City Council as Local Planning Authority on 28 March 2022 and 31 May 2021 respectively, are satisfactory. Subject to implementation of the agreed details, condition 12 can be discharged.

2) The waste management details provided in the submitted pro forma is not satisfactory. The capacity of polythene and general waste streams from the previously agreed provision from 360 litres per unit to 120 litre container per unit for both waste stream is unlikely to have the appropriate capacity level unless they are being collected daily. It will be necessary to either increase the capacity size of the containers for general and polythene waste and confirm the collection frequency for these waste streams, or confirm the proposed 120 litre containers will be collected daily.

Until such time that acceptable details are submitted and agreed, condition 13 cannot be discharged.

3) The boundary treatment shown on drawing referenced PL03/N, together with accompanying fence specification, received by the City Council as Local Planning Authority on 28 March 2022 and 31 May 2022 respectively, is satisfactory. Subject to implementation of the agreed details, condition 15 can be discharged.

4) The submitted drainage details are not satisfactory. In order for this condition to be discharged, the following information is required to be submitted and agreed:

- An updated proposed drainage layout clearly illustrating attenuation and SuDS features (such as tanks, permeable paving and flow controls). The proposed drainage layout references the geocellular tank as soakaway, clarification needed. The drainage layout needs to be presented in a way which can be easily implemented on site, currently some pipe runs and catchpit clash with the attenuation tank outline, there are less than 90 degree angles on some pipe connections (which would be questioned as this promotes siltation and blockage) and the large red online structure points (red triangles) should be removed from the drawing.

- Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 40% climate change in any part of a building. Hydraulic calculation of the proposed drainage system.

Until such time that satisfactory details are agreed, condition 17 cannot be discharged.

5) The electric vehicle charging points shown on drawing referenced PL03/N, received by the City Council as Local Planning Authority on 31 May 2022 is satisfactory. Subject to implementation of the agreed details, condition 18 can be discharged.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management

Appendix 2 – Planning constraints

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
Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH