

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** CDN/22/0296

**Date registered valid:** 6 May 2022

**Proposal:** Discharge of condition no.5 (gas membrane details) attached to planning permission ref: 131647/FH/2021

**Address:** 69 Grange Avenue, Manchester, M19 2FZ

**Ward(s):** Burnage Ward

**Applicant:** Mr Patrick Osborn 69 Grange Avenue, Manchester, M19 2FZ

**Agent (if any):** Ms Sarah Green Another Architecture + Interiors 43 Wellington Grove, Cale Green, Stockport, SK2 6SL

**Case officer:** Harriet Aidoo  
Tel: 0161 234 4532  
Email: harriet.aidoo@manchester.gov.uk

**Recommendation:** Approve

**Date of recommendation:** 27 July 2022

## **Application details**

**Type of application:** Approval of condition application

**Development type:** Notifications

**Date of site visit:**

**Standard consultations:**

Printed: 18 May 2022      Expired: 8 June 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**

Environmental Health -

The diagram (dated, 05/07/2022) is acceptable . The applicant should provide a verification report when it is available.

## **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**

5) The measures shown on the submitted information: Drawing No, 04 PROPOSED WALL TO FLOOR JUNCTION DETAIL, received by the City Council as Local Planning Authority on 05 July 2022; and Material Sample Details, received by the City Council as Local Planning Authority on 06 May 2022 are considered to be acceptable. On the basis that the development is implemented in accordance with the details in the above information, prior to occupation of the proposed extension, condition 5 is discharged.

## **Appendix 1 – List of consultees & neighbours notified**

Environmental Health

## **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

Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface

Area Team Boundary - Name: NORTH