

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132635/FO/2022

Date registered valid: 4 May 2022

Proposal: Erection of 3 storey building to form wholesale warehouse (sui generis) following demolition of existing building and creation of new vehicular access

Address: 102 Waterloo Road, Cheetham, Manchester, M8 8AW

Ward(s): Cheetham Ward

Applicant: Mr Naeem Patel NN Holdings Ltd 239 Ribblesdale Lane, Preston, PR1 5EA

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

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

Recommendation: Withdrawn

Date of recommendation: 23 June 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 26 May 2022

Standard consultations:

Printed: 10 May 2022 Expired: 31 May 2022

Neighbour notifications

Printed: 10 May 2022 Expired: 31 May 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

Withdrawn by e-mail dated 23 June 2022.

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
MCC Flood Risk Management
Greater Manchester Police

2D Harthill Street, Manchester, M8 8AG
2C Harthill Street, Manchester, M8 8AG
2A Harthill Street, Manchester, M8 8AG
2B Harthill Street, Manchester, M8 8AG
Unit B, 102 - 104 Waterloo Road, Cheetham, Manchester, M8 8AF
Unit A, 102 - 104 Waterloo Road, Cheetham, Manchester, M8 8AF
114 Waterloo Road, Cheetham, Manchester, M8 8AF
112 Waterloo Road, Cheetham, Manchester, M8 8AF
110 Waterloo Road, Cheetham, Manchester, M8 8AF
Tradewize, 108 Waterloo Road, Cheetham, Manchester, M8 8AF
Top Deal Wholesale, 116 Waterloo Road, Cheetham, Manchester, M8 8AF
DK Wholesale, 118 Waterloo Road, Cheetham, Manchester, M8 8AF
4 Harthill Street, Manchester, M8 8AG
106 Waterloo Road, Cheetham, Manchester, M8 8AF
6 Wellmead Close, Manchester, M8 8BS
Units 3 To 4, 130 Broughton Street, Manchester, M8 8AN
Unit 2, 130 Broughton Street, Manchester, M8 8AN
Unit 1, 130 Broughton Street, Manchester, M8 8AN
8 Wellmead Close, Manchester, M8 8BS
100A Waterloo Road, Cheetham, Manchester, M8 8AW
113 Waterloo Road, Cheetham, Manchester, M8 8BY
109 Waterloo Road, Cheetham, Manchester, M8 8BY
91 Waterloo Road, Cheetham, Manchester, M8 8BY
85 Waterloo Road, Cheetham, Manchester, M8 8BY
81 Waterloo Road, Cheetham, Manchester, M8 8BY
75 Waterloo Road, Cheetham, Manchester, M8 8BY
21 Wellmead Close, Manchester, M8 8BS
15 Wellmead Close, Manchester, M8 8BS
1 Wellmead Close, Manchester, M8 8BS
Gurdev House, 132 Broughton Street, Manchester, M8 8AN
49 Broughton Street, Manchester, M8 8NN
103 Waterloo Road, Cheetham, Manchester, M8 8BY
100 Waterloo Road, Cheetham, Manchester, M8 8AW
117 Waterloo Road, Cheetham, Manchester, M8 8BY
115 Waterloo Road, Cheetham, Manchester, M8 8BY
111 Waterloo Road, Cheetham, Manchester, M8 8BY
107 Waterloo Road, Cheetham, Manchester, M8 8BY
105 Waterloo Road, Cheetham, Manchester, M8 8BY
101 Waterloo Road, Cheetham, Manchester, M8 8BY
99 Waterloo Road, Cheetham, Manchester, M8 8BY
97 Waterloo Road, Cheetham, Manchester, M8 8BY
95 Waterloo Road, Cheetham, Manchester, M8 8BY
93 Waterloo Road, Cheetham, Manchester, M8 8BY
89 Waterloo Road, Cheetham, Manchester, M8 8BY
87 Waterloo Road, Cheetham, Manchester, M8 8BY
83 Waterloo Road, Cheetham, Manchester, M8 8BY
79 Waterloo Road, Cheetham, Manchester, M8 8BY

77 Waterloo Road, Cheetham, Manchester, M8 8BY
73 Waterloo Road, Cheetham, Manchester, M8 8BY
71 Waterloo Road, Cheetham, Manchester, M8 8BY
9 Wellmead Close, Manchester, M8 8BS
7 Wellmead Close, Manchester, M8 8BS
5 Wellmead Close, Manchester, M8 8BS
3 Wellmead Close, Manchester, M8 8BS
23 Wellmead Close, Manchester, M8 8BS
19 Wellmead Close, Manchester, M8 8BS
17 Wellmead Close, Manchester, M8 8BS
13 Wellmead Close, Manchester, M8 8BS
11 Wellmead Close, Manchester, M8 8BS
51 Broughton Street, Manchester, M8 8AN

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
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
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
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: NORTH