

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/22/0262

Date registered valid: 16 May 2022

Proposal: Discharge of conditions 2 (materials), 3 (CMP), 4 (waste management), 7 (external plant) and 8 (lighting) attached to planning permission 129194/FO/2021 (approved under appeal decision referenced APP/B4215/W/21/3283618)

Address: Land Adjacent to 29 Cambert Lane, Manchester, M18 8HA

Ward(s): Gorton & Abbey Hey Ward

Applicant: Mr Faek Taufik Rashid, 27 Hinckley Street, Manchester, M11 3HL

Agent (if any): Ms Dawn Cooper DaC Design 62 Demesne Road, Manchester, M16 8PJ

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

Recommendation: Approve

Date of recommendation: 21 June 2022

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 19 May 2022 Expired: 9 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

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

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

1) The external materials detailed on drawings referenced P03/B and P04/B and accompanying roof sheet specification, received by the City Council as Local Planning Authority on 22 April 2022 and 16 May 2022 respectively, are satisfactory. Subject to implementation of the agreed details, condition 2 can be discharged.

2) The Construction Method Statement received by the City Council as Local Planning Authority on 22 April 2022, is satisfactory. Subject to implementation of the agreed details, condition 3 can be discharged.

3) The waste management area shown on drawing referenced P02/B, received by the City Council as Local Planning Authority on 22 April 2022, is acceptable. Subject to implementation of the agreed details, condition 4 can be discharged.

4) On the basis that no external plant equipment is proposed, condition 7 can be discharged.

5) The external lighting position shown on drawing referenced P02/B, accompanied by the lighting specification details, received by the City Council as Local Planning Authority on 22 April 2022 and 16 May 2022 respectively, is satisfactory. Subject to implementation of the agreed details, condition 8 can be discharged.

Appendix 1 – List of consultees & neighbours notified

Highway Services
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 - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH