

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/22/0291

Date registered valid: 4 May 2022

Proposal: Discharge of condition 2 (CMP), 4 (materials), 5 (waste management), 8 (access ramp), 9 (cycle parking), 10 (security), 14 (roller shutters), 15 (boundary treatment) and 16 (travel plan) attached to planning permission referenced 130021/FO/2021

Address: Former Public Convenience, Lightbowne Road, Moston, Manchester, M40 0DF

Ward(s): Moston Ward

Applicant: Mr Lee Platt, Former Public Convenience, Lightbowne Road, Moston, Manchester, M40 0DF

Agent (if any): Mr Reuben Ramelize, Arch Designs, Wilsons Park C/o Mas, Monsall Road, Manchester, M40 8WN

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

Recommendation: Approve

Date of recommendation: 18 July 2022

Application details

Type of application: Approval of condition application

Development type: Notifications

Standard consultations:

Printed: 13 May 2022 Expired: 3 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: No

Tree Preservation Order: No

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 submitted Construction Management Plan received by the City Council as Local Planning Authority on 14 July 2022, is satisfactory. Subject to implementation of the agreed plan, condition 2 can be discharged.

2) The external materials shown within the submitted photographs/brochures and on the accompanying drawing referenced A1/02, received by the City Council as Local Planning Authority on 4 May 2022 and 9 June 2022 respectively, are satisfactory. Subject to implementation of the agreed details, condition 4 can be discharged.

3) The waste management details shown within the submitted waste management proforma and on drawing referenced A1/02, received by the City Council as Local Planning Authority on 4 May 2022 and 9 June 2022 respectively, are satisfactory. Subject to implementation of the agreed details, condition 5 can be discharged.

4) The access ramp details shown on drawing referenced A1/02, received by the City Council as Local Planning Authority on 9 June 2022, is satisfactory. Subject to implementation of the agreed details, condition 8 can be discharged.

5) The cycle parking details shown on drawing referenced A1/02, received by the City Council as Local Planning Authority on 9 June 2022, is satisfactory. Subject to implementation of the agreed details, condition 9 can be discharged.

6) The security measures outlined on drawing referenced A1/02, received by the City Council as Local Planning Authority on 9 June 2022, are satisfactory. Subject to implementation of the agreed details, condition 10 can be discharged.

7) The details of the rollers shutters shown on drawing referenced A1/02, received by the City Council as Local Planning Authority on 9 June 2022, are satisfactory. Subject to implementation of the agreed details, condition 14 can be discharged.

8) The boundary treatment shown on drawing referenced A1/02, received by the City Council as Local Planning Authority on 9 June 2022, are satisfactory. Subject to implementation of the agreed details, condition 15 can be discharged.

9) The submitted Travel Plan received by the City Council as Local Planning Authority on 4 May 2022, is acceptable. Subject to the ongoing implementation of the agreed details, condition 16 can be discharged.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH