

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/22/0191

Date registered valid: 28 March 2022

Proposal: Discharge of condition 3 (materials), 4 (drainage), 5 (ground conditions), 7 (CMP), 11 (boundary treatment), 12 (landscaping) and 14 (environmental standards) attached to planning permission referenced 130846/FO/2021

Address: 16 Saxon Street, Manchester, M40 7BY

Ward(s): Miles Platting & Newton Heath Ward

Applicant: Mr Ken Nakae Sandton London EC1Y Ltd Suite 1 315 Regents Park Road, London, N3 1DP

Agent (if any): Jeff Smith Colony, 5 Piccadilly Place, Manchester, M1 3BR

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

Recommendation: Approve

Date of recommendation: 5 July 2022

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 6 April 2022 Expired: 27 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: Approve

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

1) The external materials detailed on the proposed elevation drawing referenced 016-1310, received by the City Council as Local Planning Authority on 28 March 2022, are satisfactory. Subject to the implementation of the agreed details, condition 3 can be discharged.

2) The information contained within the Drainage Strategy (Ref: LM21162-DYSE-XX-ZZ-TN-C-0001 Rev P03) and below ground drainage layout (Ref: DR-C-1001 P03) produced by Dyse, together with the associated appendices, received by the City Council as Local Planning Authority on 27 April 2022 and 9 May 2022, is satisfactory. Subject to implementation of the agreed details, condition 4 can be discharged.

3) The information contained within the submitted Desk Study (Ref: 7281A) produced by Sub Surface, Geo Environmental Appraisal (Ref: GRO - 22035 3556), produced by Geotech Consulting and Permanent Ground Gas Risk Assessment (Ref: GRO - 22035 -3629), produced by Geotech Consulting, received by the City Council as Local Planning Authority on 28 March 2022, 25 May 2022 and 21 June 2022, is satisfactory. Subject to implementation of the agreed details, condition 5 can be discharged.

4) The details contained within the submitted Construction Management Plan, received by the City Council as Local Planning Authority on 28 March 2022, are satisfactory. Subject to implementation of the agreed details, condition 7 can be discharged.

5) The details of the boundary treatment shown on drawing referenced 016-1111-Proposed Boundary Treatment Plan, received by the City Council as Local Planning Authority on 28 March 2022 and the e-mail from JJA confirming the maximum height of the wall, received on 24 May 2022, are satisfactory. Subject to implementation of the agreed details, condition 11 can be discharged.

6) The landscaping scheme shown on drawing referenced 016-1110-Proposed Site Plan, received by the City Council as Local Planning Authority on 28 March 2022, is satisfactory. Subject to implementation of the agreed details, condition 12 can be discharged.

7) The information contained within the submitted Energy Assessment (Rev P1) produced by Waterfox, received by the City Council as Local Planning Authority on 28 March 2022, is satisfactory. On this basis, condition 14 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
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development High Risk - Name: DEVELOPMENT_HIGH_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
HSE COMAH Zone - H1485 MZ - Bradford Road Holder Station (East) Middle Zone
HSE COMAH Zone - H3595 MZ - Bradford Road Holder Station (West) Middle Zone
HSE COMAH Zone - H1485 OZ - Bradford Road Holder Station (East) Outer Zone
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH