

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** CDN/22/0304

**Date registered valid:** 12 May 2022

**Proposal:** Discharge of planning conditions 4 (CMP) and 5 (Roller Shutters) associated with planning permission 131824/FO/2021

**Address:** Park House, 6 Cheetwood Road, Manchester, M8 8AQ

**Ward(s):** Cheetham Ward

**Applicant:** Mr Manoj Aggarwal, LCAM Nottingham, 93 Flixton Road, Manchester, M41 5AN

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

**Case officer:** Steven McCoombe  
Tel: 0161 234 4607  
Email: [steven.mccoombe@manchester.gov.uk](mailto:steven.mccoombe@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 24 June 2022

## **Application details**

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

**Development type:** Notifications

**Date of site visit:**

**Standard consultations:**

Printed: 20 May 2022      Expired: 10 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 details contained within the submitted Construction Management Plan produced by Fisher Commercial Construction Ltd, received by the City Council as Local Planning Authority on 12 May 2022, are acceptable. Subject to implementation of the agreed details, condition 4 can be discharged.

2) The details of the proposed roller shutters, shown on drawing referenced BR09, together with the accompanying specification, received by the City Council as Local Planning Authority on 12 May 2022, is acceptable. Subject to implementation of the agreed details, condition 5 can be discharged.

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

Highway Services  
Environmental Health  
Greater Manchester Police

## **Appendix 2 – Planning constraints**

Article 4 Direction - City Centre PD Restriction - Class B1(a) 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(c) To C3  
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected  
Coal Authority - Development Low Risk - Name: DEVELOPMENT\_LOW\_RISK\_AREA  
Historic Landfill Site 250m Buffer -  
Historic Landfill Site 250m Buffer -  
Area Team Boundary - Name: NORTH