

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/22/0337

Date registered valid: 25 May 2022

Proposal: Discharge of conditions 4 (Cycle storage), 5 (Security), 6 (Bin storage/waste management) and 7 (Travel plan) relating to planning permission referenced 132444/JO/2021

Address: 134-136 Seymour Road South, Manchester, M11 4PS

Ward(s): Clayton & Openshaw Ward

Applicant: Mrs Victoria Sinclair Bricks and Soul Ltd Budley Barn, Mill Lane, Mottram St. Andrew, SK10 4LW

Agent (if any): Mr Graham Lea Graham Lea Architecture Office 5 Newlands House, 60 Chainhouse Lane, Whitestake, Preston, PR4 4LG

Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 12 July 2022

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 31 May 2022 Expired: 21 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:

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

Article 35 Declaration

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

4) The following information has been submitted for approval in respect of this planning condition:

Drawings numbered GL364AF/30, GL364AF/32 and GL364AF/33, stamped as received by the City Council, as Local Planning Authority, on 11 July 2022

The information is considered to be acceptable and condition 4 is now formally discharged, subject to the development only being carried out in accordance with these approved details and these facilities then being permanently retained for bicycle storage.

5) The following information has been submitted for approval in respect of this planning condition:

Security Provisions - 134 Seymour Road document

The Mosscares Housing Group Door entry/access control document (Issue (2) 31/01/2020)

Stamped as received by the City Council, as Local Planning Authority, on 7 July 2022

Email from Graham Lea, dated 7 July 2022, which details entry security provision for the premises.

The information is considered to be acceptable and condition 5 is now formally discharged, subject to the development only being carried out in accordance with these approved details.

6) The following information has been submitted for approval in respect of this planning condition:

Waste Management Strategy, stamped as received by the City Council, as Local Planning Authority, on 23 July 2021

Drawings numbered GL364AF/30, GL364AF/31 and GL364AF/32, stamped as received by the City Council, as Local Planning Authority, on 11 July 2022

Email from Graham Lea, dated 11 July 2022, which details waste transfer arrangements for the site.

The information is considered to be acceptable and condition 6 is now formally discharged, subject to the approved details being implemented as part of the development and the approved waste management arrangements remaining in situ whilst the use or development is in operation.

7) The following information has been submitted for approval in respect of this planning condition:

GL 364 Travel Plan, Stamped as received by the City Council, as Local Planning Authority, on 25 May 2022

The information is considered to be acceptable and condition 7 is now formally discharged, subject to the Travel Plan being operated whilst the use is in operation.

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
Area Team Boundary - Name: NORTH