

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** CDN/22/0293

**Date registered valid:** 4 May 2022

**Proposal:** Discharge of conditions 23 (Environmental Standards) associated with planning permission 124767/FO/2019

**Address:** 56 Bank House Road, Manchester

**Ward(s):** Higher Blackley Ward

**Applicant:** Ms Sophie Nolan Tilbury Douglas Woodhouse Drive, Wigan, WN6 7NT

**Agent (if any):** Ms Sophie Nolan Tilbury Douglas Woodhouse Drive, Wigan, WN6 7NT

**Case officer:** Katie Raw  
Tel: 0161 234 4164  
Email: [katie.raw@manchester.gov.uk](mailto:katie.raw@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 22 June 2022

## **Application details**

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

**Development type:** Notifications

**Date of site visit:** N/A

### **Standard consultations:**

No consultations have been printed and sent.

### **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

### **Article 35 Declaration**

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

23) The following information has been submitted in respect of planning condition 23 (Environmental Standards):

-Application for Approval of Details Reserved by Condition, stamped and received by the City Council as Local Planning Authority on 4 May 2022.

-Supporting Information- Environment/BRUKL Report, stamped and received by the City Council as Local Planning Authority on 4 May 2022.

-Email Correspondence, stamped and received by the City Council as Local Planning Authority on 17 May 2022.

The above details are considered to be acceptable and condition 23 attached to planning permission referenced 124767/FO/2019 is formally discharged on the basis the development is fully implemented in accordance with the approved details.

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

## **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

Historic Landfill Site 250m Buffer -

Historic Landfill Site 250m Buffer -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: NORTH