

## **Planning**

## **Growth & Development**

### **Delegated officer report for planning application**

**Application no.** CDN/22/0143

**Date registered valid:** 10 March 2022

**Proposal:** Discharge of condition 5 (CMP) and condition 6 (surface water drainage) attached to planning permission referenced 125037/FO/2019

**Address:** 6 Loom Street, Manchester, M4 6AN

**Ward(s):** Ancoats & Beswick Ward

**Applicant:** Mr Lyndon Forshaw Forshaw Land & Property Group 6 Loom Street, Manchester, M4 6AN

**Agent (if any):** Mr Mike Foulkes DLA Architecture 86 King Street, Manchester, M2 4WQ

**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:** 10 May 2022

## **Application details**

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

**Development type:** Notifications

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

### **Standard consultations:**

Printed: 11 March 2022      Expired: 1 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:** Ancoats Conservation Area 1989

**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**

5) The following information has been submitted in respect of planning condition 5 (CMP):  
-Application for Approval of Details Reserved by Condition, stamped and received by the City Council as Local Planning Authority on 10 March 2022.  
-Supporting Information- Construction Env. Management Plan, stamped and received by the City Council as Local Planning Authority on 4 May 2022.

The above details are considered to be acceptable and condition 5 attached to planning permission referenced 132294/JO/2021 is formally discharged on the basis the development is fully implemented in accordance with the approved details.

6) The following information has been submitted in respect of planning condition 6 (surface water drainage):  
-Application for Approval of Details Reserved by Condition, stamped and received by the City Council as Local Planning Authority on 10 March 2022.  
-Flood Risk Assessment or Drainage- Drainage Documentation, stamped and received by the City Council as Local Planning Authority on 10 March 2022.  
-Supporting Information- Condition 6 Info, stamped and received by the City Council as Local Planning Authority on 30 March 2022.  
-Supporting Information- Email, stamped and received by the City Council as Local Planning Authority on 30 March 2022.

The above details are considered to be acceptable and condition 6 attached to planning permission referenced 132294/JO/2021 is formally discharged on the basis the development is fully implemented in accordance with the approved details.

### **Informatives**

- 1) For any highway licensing/permitting requirements (hoardings, scaffolding, cranes etc.) then you should access the Manchester City Council website at <https://www.manchester.gov.uk/directory/26/licensing/category/355>

- 2) Should a road closure be required, a TTRO application will need to be completed and sent through to [highwaynetworkmanagement@manchester.gov.uk](mailto:highwaynetworkmanagement@manchester.gov.uk) for assessment.

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

Highway Services  
Environmental Health  
MCC Flood Risk Management

## **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 Zone - All Exceeding 90M  
Coal Authority - Development Low Risk - Name: DEVELOPMENT\_LOW\_RISK\_AREA  
Conservation Area - Ancoats Conservation Area 1989  
Area Team Boundary - Name: NORTH1