MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	CDN/21/0937
Date registered valid:	13 December 2021
Proposal:	Discharge of condition 13 (Secured by Design accreditation) attached to planning permission referenced 115211/FO/2017
Address:	Site Fronting Bentinck Street And Chester Road, Manchester, M15 4LN
Ward(s):	Deansgate Ward
Applicant:	Mr Gary Jackson De Trafford Brooke Court, Lower Meadow Road, Wilmslow, SK9 3ND
Agent (if any):	Lynsay Ewart Paul Butler Associates 31 Blackfriars Road, Salford, M3 7AQ
Case officer:	Eve Woolstencroft Tel: 0161 234 4533 Email: eve.woolstencroft@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	25 February 2022

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:
Printed: 26 January 2022 Expired: 16 February 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

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 polices 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

13) Condition 13 (Secured by Design) is hereby discharged as the following documents/information has been submitted and accepted as demonstrating compliance with the condition:

-Secured by Design 'Gold Award' provided by Official Police Security Initiatives (Reference 2014/0152/CIS/01 dated 16 February 2022) - Received 24 February 2022.

The submitted information allows for Condition 13 (Secured by Design) attached to planning permission ref. 115211/FO/2017 to be fully discharged.

Appendix 1 – List of consultees & neighbours notified

Greater Manchester Police

Appendix 2 – Planning constraints

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(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: CITY1