

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/20/0176

Date registered valid: 23 March 2020

Proposal: Discharge of planning condition 2 (specified plans) of planning permission 093994/FO/2010/N1

Address: 6 Ludgate Hill, Manchester, M4 4BW

Ward(s): Piccadilly Ward

Applicant: Grays Inn Capital Limited Botanic House, Hills Road, Cambridge, CB2 1PH

Agent (if any): Seamus Smyth Smyth And Associates Ltd The Plaza, 100 Old Hall Street, Liverpool, L3 9QJ

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: s.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 3 April 2020

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 31 March 2020 Expired: 21 April 2020

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

1) Condition 2 is for information and compliance purpose only. However, for completeness, it is acknowledged that the applicant has stated that development has been completed in accordance with drawing numbered 03 Rev B, 04 Rev B, 01, 05,06, the recommendations contained in Section 1 of the PDA acoustic report, the submitted waste management strategy and the agent's email of 13 September 2010 in relation to security measures as received again by the City Council as Local Planning Authority on 10 March 2020 and 23 March 2020 respectively. Should it come to the attention to the City Council, as Local Planning Authority, that this is not the case, the City Council, as Local Planning Authority, reserves the right to consider this matter further and pursue any necessary or appropriate action.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Area Team Boundary - Name: NORTH1