

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/21/0681

Date registered valid: 13 September 2021

Proposal: Discharge of 23 (Construction Management Plan) associated with planning permission 117470/FO/2017

Address: 39 Mason Street, Manchester, M4 5FX

Ward(s): Piccadilly Ward

Applicant: Mr H Rowlinson Linson Construction Pension Fund Abbeywood, Abbey Lane, Delamere, CW8 2HW

Agent (if any): Jessica Curran Dex Construction Group Limited Via Email

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

Recommendation: Approve

Date of recommendation: 13 October 2021

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 22 September 2021

Expired: 13 October 2021

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

Highway Services – The CMP and revised logistics plan is acceptable.

Environmental Health - The CMP and appendix K showing updated vehicle sheeting detail is acceptable.

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

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

1) The submitted PEP and Construction Phase HSE Plan (Rev 001) produced by DEX Construction, together with Outline Logistic Proposal and Appendix K, received by the City Council as Local Planning Authority on 20 September 2021, 7 October 2021 and 13 October 2021 respectively, are satisfactory. Subject to implementation of the agreed details, condition 23 can be discharged.

Appendix 1 – List of consultees & neighbours notified

Highway Services
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
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: NORTH1