

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/21/0770

Date registered valid: 15 October 2021

Proposal: Discharge of conditions 6(b) (Acoustic verification) and 7(b) (Plant Noise verification) attached to planning permission ref. 120730/FO/2018

Address: St James Buildings , Oxford Street, Manchester, M1 6EG

Ward(s): Piccadilly Ward

Applicant: Mr James Moulton Bruntwood Works Union, 2 - 10 Albert Square, Manchester, M2 6LW

Agent (if any): Mr Matthew Ashton MGMA Architects Limited Suite 37 Oriel Chambers, 14 Water Street, Liverpool, L2 8TD

Case officer: Eve Woolstencroft
Tel: 0161 234 4533
Email: eve.woolstencroft@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 25 November 2021

Application details

Type of application: Approval of condition application

Development type: Largescale Major Other

Date of site visit:

Standard consultations:

Printed: 5 November 2021 Expired: 26 November 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

Listed building: Not applicable

Conservation area: Whitworth Street Conservation Area 1985

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 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

6) The following information has been submitted for approval in respect of planning condition 6(b):

-Bundobust Noise Impact Assessment revision R01 dated 08 October 2021 prepared by DBX acoustics received by the City Council as Local Planning Authority on 15 October 2021.

The information is considered to be acceptable and condition 6(b) of planning approval 120730/FO/2018 is now formally discharged, subject to the development only being carried out in accordance with these approved details.

7) The following information has been submitted for approval in respect of planning condition 7(b):

-Plant Noise Impact Assessment revision R01 dated 03 March 2021 prepared by DBX acoustics received by the City Council as Local Planning Authority on 15 October 2021.

The information is considered to be acceptable and condition 7(b) of planning approval 120730/FO/2018 is now formally discharged, subject to the development only being carried out in accordance with these approved details.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

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

Conservation Area - Whitworth Street Conservation Area 1985

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: CITY2

Area Team Boundary - Name: CITY1