

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/21/0580

Date registered valid: 3rd August 2021

Proposal: Discharge of conditions 8b (local labour- end user), 11 (fume extraction), 12 (acoustic insulation) 15 (hours of use) and 19 (roller shutters) attached to planning permission referenced 122649/JO/2019

Address: Unit 1 Cotton Square Ancoats M4 5EP

Ward(s): Ancoats & Beswick Ward

Applicant: Second City MCR Ltd

Agent (if any): Miss Vicotria Welch, 8 First Street M15 4RP

Case officer: Adam Mitchell
Tel: 01612344165
Email: adam.mitchell@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 29.09.2021

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations: Printed 06.08.2021 Expired 27.08.2021

Printed 26.08.2021 Expired: 16.09.2021

Neighbour notifications:

Site notice: No site notice had been published

Press advert: No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: Ancoats Conservation Area

Tree Preservation Order: Not applicable

Consultations & Notification Responses

Environmental Health- No objection to the discharge of Conditions 11 (Fume Extraction) 12 (Acoustic Insulation) 15 (Hours of Use)

Works and Skills- No objection to the discharge of condition 9 (Local Labour end-user)

Greater Manchester Police- No objection to the discharge of condition 19 (roller shutters)

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

- 1) The discharge of condition 8b (Local Labour-end user) is approved on the basis that the development follows in accordance with the following document referenced: Work and Skills Comments stamped and dated 19 August 2021
- 2) The discharge of condition 11 (Fume Extraction) is approved on the basis that the development follows in accordance with the following document referenced: EH Comments (2) stamped and dated 24 September 2021
- 3) The discharge of condition 15 (Acoustic Insulation) is approved on the basis that the development follows in accordance with the following document referenced: EH Comments (2) stamped and dated 24 September 2021
- 4) The discharge of condition 15 (Hours of Use) is approved on the basis that the development follows in accordance with the following document referenced: EH Comments stamped and dated 10 September 2021
- 5) The information submitted to discharge Condition 19 (roller shutters) attached to planning permission 122649/JO/2019 is acceptable and can be discharged.

Appendix 1 List of consultees and neighbours notified

Highway Services

Environmental Health

Work and Skills Team

Greater Manchester Police

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- Not Affected

Ancoats Conservation Area 1989

Coal Authority- Development Low Risk- Name: DEVELOPMENT_LOW_RISK_AREA

Area Team Boundary- Name: NORTH1

Recommendation: Approve

Article 35 Declaration

N/A

Condition(s) to be attached to decision for approval