

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/21/0671

Date registered valid: 14 September 2021

Proposal: Discharge of conditions 8 (servicing strategy), 14 (SuDS maintenance), 15b (TV reception), 16 (acoustics), 17 (acoustics external equipment), 19 (fumes), 20 (hours restaurant, bar, gym), 22 (drop-off strategy), 26 (signage strategy) and 27 (travel plan) attached to planning permission 119265/FO/2018.

Address: 55 Portland Street, Manchester, M1 3HP

Ward(s): Piccadilly Ward

Applicant: Will Clarke Property Alliance Group Ltd Alliance House , Westpoint Enterprise Park, Clarence Avenue, Trafford Park , Manchester, M17 1QS

Agent (if any):

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

Recommendation: Approve

Date of recommendation: 6 December 2021

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 29 September 2021

Expired: 20 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

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 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

8) The following information has been submitted for approval in respect of planning condition 8 (Servicing Strategy)-

Servicing Management Plan ref. J000034-SMP01-REVc dated May 2019

The submitted information is considered acceptable and condition 15b (TV reception) attached to planning permission ref. 119265/FO/2018 is hereby discharged provided the development is carried out in accordance with the above information.

14) The following information has been submitted for approval in respect of planning condition 14 (SUDs maintenance)-

-Drawing no. 70048672-WSP-D-002 Rev P17

-Drainage Site Photographs received by the City Council as Local Planning Authority on 24 November 2021.

-Email from Mark Lewis dated 22 October 2021

-Specifications for Calpeda Submersible Sewage and Drainage Pumps

The submitted information is considered acceptable and condition 14 (SUDs maintenance) attached to planning permission ref. 119265/FO/2018 is hereby discharged provided the development is carried out in accordance with the above information.

15) Condition 15b is discharged on the basis of and the implementation of the recommendations and mitigation measures set out in the TV reception survey report ref no. TBAER028 dated 2nd September 2021 should complaints of interference occur within one year following completion of the main external and internal structure of the development.

16) The following information has been submitted for approval in respect of planning condition 16 (Acoustics)-

-Noise Impact Assessment 1019421-RPT-AS-001

The submitted information is considered acceptable and condition 16 (Acoustics) attached to planning permission ref. 119265/FO/2018 is hereby discharged provided the development is carried out in accordance with the above information.

17) The following information has been submitted for approval in respect of planning condition 17 (Acoustics External Equipment)-

-Noise Impact Assessment 1019421-RPT-AS-001

The submitted information is considered acceptable and condition 16 (Acoustics External Equipment) attached to planning permission ref. 119265/FO/2018 is hereby discharged provided the development is carried out in accordance with the above information.

19) The following information has been submitted for approval in respect of planning condition 19 (Fumes)-

-O&M manual for the Commercial Kitchen Ventilation detailing the filters, location, and cleaning strategy of the Kitchen Canopy.

-Mechanical Engineer's description using plan views of how the kitchen canopy discharges to the roof level.

The submitted information is considered acceptable and condition 19 (Fumes) attached to planning permission ref. 119265/FO/2018 is hereby discharged provided the development is carried out in accordance with the above information.

20) The following information has been submitted for approval in respect of planning condition 20 (hours)-

Restaurant Breakfast 6.30-10am weekdays / 7am-11am weekends
Dinner -17.00-22.00 daily
Bar - 8:00am - 2:00am daily
Gym - 6am-22pm daily

The submitted information is considered acceptable and condition 20 (Hours) attached to planning permission ref. 119265/FO/2018 is hereby discharged provided the development is carried out in accordance with the above information.

22) The following information has been submitted for approval in respect of planning condition 22 (drop off strategy)-

-Daily Delivery Schedule Portland St received by the City Council as Local Planning Authority on 14 September 2021.

The submitted information is considered acceptable and condition 22 (drop off strategy)- attached to planning permission ref. 119265/FO/2018 is hereby discharged provided the development is carried out in accordance with the above information.

26) The following information has been submitted for approval in respect of planning condition 26 (Signage Strategy)-

-ClaytonHotel-55-Portland-St-High-Level-Signs-Full-Set-Out-01-RevB-1
-Datasheet-EN-Powersources
-Datasheet-EN-EC21
-LRW_7684_L(00)_42 External Signage Elevations and Details

The submitted information is considered acceptable and condition 26 (Signage Strategy) attached to planning permission ref. 119265/FO/2018 is hereby discharged provided the development is carried out in accordance with the above information.

27) The following information has been submitted for approval in respect of planning condition 27 (Travel Plan)-

-Interim Travel Plan ref. 2156-01-TP01d

The above information has been considered and is acceptable.

Within six months of the first occupation of the building, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has

been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

No further action at this stage. Further details shall be submitted within 6 months of occupation as per the requirements of the planning condition.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management
Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
Oliver West (Sustainable Travel)

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CITY2