

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/21/0888

Date registered valid: 19 November 2021

Proposal: Discharge of planning condition 3 (Construction Management Plan) associated with planning permission 129986/FO/2021

Address: 2 Poland Street, Manchester, M4 6BR

Ward(s): Ancoats & Beswick Ward

Applicant: Samantha Fry J adore Models 2 Poland Street, Manchester, M4 6BR

Agent (if any): Mr Peter Milburn Brown Workshop Design Studio limited 4 Cedarway, Bollington, SK10 5NS

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: Approval

Date of recommendation: 12.01.2022

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 24 November 2021

Expired: 15 December 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: Ancoats Conservation Area 1989

Tree Preservation Order:

Description of area

The application site is located on the corner of Portugal Street and Poland Street in the Ancoats Conservation Area. The site is located to the south of Oldham Road, a major radial route into the City. The site is bound by the Crown industrial estate to the eastern side of Poland Street, a vacant site to the south of Silk Street, a single storey commercial building immediately to the west and three storey commercial buildings to the north which front Oldham Road.

Currently the existing building is a part four, part five storey building comprising 30 residential units at first - fourth floor levels with 528 sqm of vacant commercial floor space at ground floor level. Currently there are 24 car parking spaces provided at basement (80 percent) car parking. Access for the car park is from Silk Street.

Planning permission was granted in 2018 under planning permission reference 119090/FO/2018 for a change of use of the ground floor to create 1 x 3 bedroom, 4 x 2 bedroom and 3 x 1 bedroom apartments (Class C3), it would appear that this permission was never implemented.

Planning permission was granted in 2021 under planning reference 129986/FO/2021 for Elevational alterations to include replacement of all ground floor windows, 3no. new external openings in replacement of existing windows, external lighting and 1 no. external canopy. This application was approved on 02.06.2021.

Consultations & Notification Responses

Environmental Health- Have looked at the information and have recommended the discharge of condition 3 (Construction Management Plan) associated with planning permission 129986/FO/2021.

Highway Services- Have looked at the information and have recommended the discharge of condition 3 (Construction Management Plan) associated with planning permission 129986/FO/2021.

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

3) The discharge of condition 3 (Construction Management Plan) with planning permission 129986/FO/2021 is approved on the basis that the development is implemented in full accordance with the measures specified in the following documents:

Construction Management Plan stamped as received by the City Council, as Local Planning Authority, 21 December 2021

Appendix 1 – List of consultees & neighbours notified

Highway Services
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(c) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Ancoats Conservation Area 1989
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH1