

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/21/0686

Date registered valid: 20 September 2021

Proposal: Discharge of condition 3 (Construction Management Plan) of planning permission referenced 121186/FO/2018

Address: Parkway Gate, 50 Chester Street, Manchester, M15 6JH

Ward(s): Deansgate Ward

Applicant: Unite Students C/o The Agent

Agent (if any): Mr Matthew Roe ROK Planning 16 Upper Woburn Place, London, WC1H 0AF

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

Recommendation: Approve

Date of recommendation: 10 December 2021

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 23 September 2021 Expired: 14 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

3) The following information has been submitted for approval in respect of planning condition 3 (Construction Management Plan) -

-Construction Management Plan dated 08 March 2021 prepared by RG group received by the City Council as Local Planning Authority on 20 September 2021.

-Engagement Strategy for RG Group, For Unite, Parkway Gate Revision 1 dated 27 October 2021 received by the City Council as Local Planning Authority on 11 November 2021.

The submitted information is considered acceptable and condition 3 attached to Application Ref 121186/FO/2018 is hereby discharged provided the development is carried out in accordance with the above information.

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(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) -
Area Team Boundary - Name: CITY1