

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/21/0656

Date registered valid: 7 September 2021

Proposal: Discharge of conditions 8a (acoustic insulation) and 16 (external lighting) attached to planning permission referenced 128760/JO/2020

Address: 6 Loom Street, Manchester, M4 6AN

Ward(s): Ancoats & Beswick Ward

Applicant: Mr Lyndon Forshaw Forshaw Land & Property Group 14 Wood Street, Bolton, BL1 1DY

Agent (if any): Miss Sophie Hodges DLA Architecture 86 King Street, Manchester, M2 4WQ

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 1 November 2021

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit: N/A

Standard consultations:

Printed: 13 September 2021 Expired: 4 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

Description of site/building

Listed building: Not applicable

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order:

Description of area

Description of development

Consultations & Notification Responses

Issues

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

8a) The following information has been submitted in respect of planning condition 8a (acoustic insulation)

- Application for Approval of Details reserved by Condition Form, stamped as received by the City Council, as Local Planning Authority on 7 September 2021.
- Noise Assessment- AEC Report: P4393/R1d/RDC, stamped as received by email on 15 October 2021.

The noise assessment is amended from the original submission. The original did not include the noise from a recently opened establishment, since the original report was undertaken in June 2021.

The above details are considered to be acceptable and condition 8a attached to planning permission referenced 128760/JO/2020 is formally discharged on the basis the development is fully implemented in accordance with the approved details.

16) The following information has been submitted in respect of planning condition 16 (external lighting)

- Application for Approval of Details reserved by Condition Form, stamped as received by the City Council, as Local Planning Authority on 7 September 2021.
- Drawing- Proposed- Floor Plan, numbered 20/LS/SK-02, stamped as received by the City Council, as Local Planning Authority, on 7 September 2021.

The above details are considered to be acceptable and condition 16 attached to planning permission referenced 128760/JO/2020 is formally discharged on the basis the development is fully implemented in accordance with the approved details.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
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 Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Ancoats Conservation Area 1989
Area Team Boundary - Name: NORTH1