

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/21/0107

Date registered valid: 3 February 2021

Proposal: Discharge of Conditions 3 (Acoustic, Partitions, Cabling Details) and 4 (Acoustics, Air Intake, Services Details) attached to Listed Building Consent referenced 114909/LO/2016, , , ,

Address: 8 Cable Street, Manchester, M4 5EG

Ward(s): Piccadilly Ward

Applicant: Mr Daw Artisan H , Manchester, M4 5DB

Agent (if any): Philip Lambert Philip Lambert Architecture 3 Eastbourne Grove, Bolton, BL1 5TR

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 13 July 2021

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 8 February 2021 Expired: 1 March 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: Grade II

Conservation area:

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

3)

The following information has been submitted in respect of this planning condition;

WECE/286/E/01-1	ELECTRICAL SERVICES LV SCHEMATIC SHEET 1
WECE/286/E/01-2	ELECTRICAL SERVICES LV SCHEMATIC SHEET 2
WECE/286/E/100	ELECTRICAL SERVICES SMALL POWER AND COMMUNICATIONS
WECE/286/E/101	
WECE/286/E/102	
WECE/286/E/103	
WECE/286/E/104	
WECE/286/E/104	MECHANICAL SERVICES ABOVE GROUND DRAINAGE
WECE/286/E/106	ELECTRICAL SERVICES LIGHTING LAYOUT BASEMENT
WECE/286/E/108	ELECTRICAL SERVICES LIGHTING LAYOUT FIRST FLOOR
WECE/286/E/109	ELECTRICAL SERVICES LIGHTING LAYOUT SECOND
WECE/286/E/110	ELECTRICAL SERVICES LIGHTING LAYOUT THIRD FLOOR
WECE/286/E/111	ELECTRICAL SERVICES LIGHTING LAYOUT MEZZANINE
WECE/286/E/112	ELECTRICAL SERVICES FIRE ALARM AND SECURITY
WECE/286/E/112	MECHANICAL SERVICES DOMESTIC SERVICES
WECE/286/E/113	ELECTRICAL SERVICES FIRE ALARM AND SECURITY
WECE/286/E/114	
WECE/286/E/115	
WECE/286/E/116	
WECE/286/E/117	
WECE/286/E/118	ELECTRICAL SERVICES CONTAINMENT
WECE/286/E/119	ELECTRICAL SERVICES CONTAINMENT LAYOUT GROUND
WECE/286/E/120	ELECTRICAL SERVICES CONTAINMENT LAYOUT FIRST
WECE/286/E/121	ELECTRICAL SERVICES CONTAINMENT LAYOUT SECOND
WECE/286/E/122	ELECTRICAL SERVICES CONTAINMENT LAYOUT THIRD
WECE/286/E/123	MECHANICAL SERVICES SPRINKLER SERVICES
WECE/286/E/125	
WECE/286/M/01	MECHANICAL SERVICES BCW AND SPRINKLER

WECE/286/M/100 MECHANICAL SERVICES ABOVE GROUND DRAINAGE
 WECE/286/M/101
 WECE/286/M/102
 WECE/286/M/103
 WECE/286/M/105
 WECE/286/M/106 MECHANICAL SERVICES ABOVE GROUND DRAINAGE
 WECE/286/M/107 MECHANICAL SERVICES DOMESTIC SERVICES
 WECE/286/M/108
 WECE/286/M/109
 WECE/286/M/110
 WECE/286/M/111
 WECE/286/M/113
 WECE/286/M/114
 WECE/286/M/115
 WECE/286/M/116
 WECE/286/M/117
 WECE/286/M/118 MECHANICAL SERVICES VENTILATION SERVICES
 WECE/286/M/119
 WECE/286/M/120 MECHANICAL SERVICES SPRINKLER SERVICES
 WECE/286/M/121
 WECE/286/M/122
 WECE/286/M/124, stamped as received on the 3 February 2021,
 00-04 SECONDARY GLAZING POSITIONING, 12 May 2021,

Discharge of Conditions Supporting information by Artisan H and WECE/286/M1/100, stamped as received on the 8 March 2021,
 Heritage Slim Line Flush Casement Windows and Drawing Number 3103 and Ambient Timber Window and Door by Bereco, stamped as received on the 3rd February 2021, Cable Street, Services Distribution Strategy by Watts, stamped as received on the 26 April 2021, Secondary Glazing by Granada, stamped as received on the 10 May 2021, Drawing Number 00-02 and Method Statement & Recommendation for Using the Stonehealth Steam DOFF system, stamped as received on the 3 February 2021 and the shadow gap detail contained in email from Philip Lambert Architect, dated 20 April 2021.

The above information has been considered and is acceptable in order to discharge this planning condition. Condition 3 is therefore formally discharged.

4) The following information has been submitted in respect of this planning condition;

WECE/286/E/01-1 ELECTRICAL SERVICES LV SCHEMATIC SHEET 1
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system, stamped as received on the 3 February 2021 and the shadow gap detail contained in email from Philip Lambert Architect, dated 20 April 2021.

The above information has been considered and is acceptable in order to discharge this planning condition. Condition 4 is therefore formally discharged.

Appendix 1 – List of consultees & neighbours notified

Historic England (North West)

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

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

Area Team Boundary - Name: NORTH1