Application Number	Date of Appln	Committee Date	Ward
CDN/19/0795	24th Sep 2019		Piccadilly Ward

Proposal Discharge of conditions 4 (CMP), 10 (Rooflight details) and 11 (Highway works material details) attached to previously approved planning application 120730/FO/2018

Location St James Buildings, Oxford Street, Manchester, M1 6EG

Applicant Mr M. Branch-Curtis , Bruntwood, Union, 2 - 10 Albert Square, Manchester, M2 6LW,

Agent Mr Matthew Ashton, MgMaStudio Ltd., Oriel Chambers Suite 37, 14 Water Street, Liverpool, L2 8TD

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 the right to a fair hearing and to this end the Committee 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 polices 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 approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation APPROVE

Conditions to be attached to the decision

1) The following information has been submitted for approval in respect of condition 4:

- The Construction Phase Health & Safety Plan Rev 1, dated 22 November 2019, received by the Local Planning Authority on 25 November 2019

- The 7 page Risk Assessment, received by the Local Planning Authority on 1 December 2020

The information is considered to be acceptable and condition 4 will be formerly discharged so long as the development is carried out in accordance with the submitted information.

2) The following information has been submitted for approval in respect of condition 10:

Drawings

403 - 01 Rev B
403 - 02 Rev A
403 - 03 Rev A
403 - 04 Rev A
403 - 05 Rev A
403 - 06 Rev A
403 - 07 Rev A

all received by the Local Planning Authority on 24 September 2019

The agent's email of 14 April 2020 with regard to the works proposed to the rooflight

The information is considered to be acceptable and condition 10 will be formerly discharged so long as the development is carried out in accordance with the submitted information.

3) The following information has been submitted for approval in respect of condition 11:

- Drawing 203-106 Rev B

- The Scoutmoor Yorkstone datasheet by Marshalls, dated 31/05/19

- The Conservation Kerb datasheet by Marshalls, dated 10/05/18, received by the Local Planning Authority on 2 December 2019

- Drawings

VD19194-Sec278-1100 Rev C
VD19194-Sec278-1200 Rev B
VD19194-Sec278-100 Rev F
VD19194-Sec278-101 Rev C
VD19194-Sec278-102 Rev C
VD19194-Sec278-200 Rev C
VD19194-Sec278-500 Rev B

all received by the Local Planning Authority on 24 September 2020

The information is considered to be acceptable and condition 11 is discharged on the basis that the works to the pavement (cartway entrance) have been carried out in accordance with the submitted information.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: CDN/19/0795 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted/notified on the application:

Highway Services
Environmental Health

Representations were received from the following third parties:

Relevant Contact Officer : Carolyn Parry
Telephone number : 0161 234 4022
Email : carolyn.parry@manchester.gov.uk