

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/22/0113

Date registered valid: 25 February 2022

Proposal: Discharge of conditions 3 (materials), 4 (ground conditions), 9 (off site highway works), 10 (travel plan), 12 (cycle storage) and 15 (crime impact measures) attached to planning permission referenced 112400/JO/2016

Address: 32 George Leigh Street, Manchester, M4 5DG

Ward(s): Ancoats & Beswick Ward

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

Agent (if any): Mr Ian Sherwood, Hattrell DS One Architects, Suite E Kings Court, Railway Street, Altrincham, WA14 2RD

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

Recommendation: Approve

Date of recommendation: 27 May 2022

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit: N/A

Standard consultations:

Printed: 4 March 2022 Expired: 25 March 2022

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

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 planning condition 3 (Materials):

-Application for Approval of Details Reserved by Condition, stamped and received by the City Council as Local Planning Authority on 25 February 2022.

-Supporting Information- External Materials Schedule, stamped and received by the City Council as Local Planning Authority on 25 February 2022.

The above details are considered to be acceptable and condition 3 attached to planning permission referenced 112400/JO/2016 is formally discharged on the basis the development is fully implemented in accordance with the approved details.

4) The following information has been submitted in respect of planning condition 4 (ground conditions):

-Application for Approval of Details Reserved by Condition, stamped and received by the City Council as Local Planning Authority on 25 February 2022.

-Ground Survey- Hand Pit Log, stamped and received by the City Council as Local Planning Authority on 13 April 2022.

-Ground Survey- Windowless Sample Borehole Log, stamped and received by the City Council as Local Planning Authority on 13 April 2022.

-Ground Survey- Cable Percussion Borehole Log, stamped and received by the City Council as Local Planning Authority on 13 April 2022.

-Ground Survey- Dynamic Probe Log, stamped and received by the City Council as Local Planning Authority on 13 April 2022.

-Ground Survey- Exploratory Hole Location Plan, stamped and received by the City Council as Local Planning Authority on 13 April 2022.

-Ground Survey- Ground Investigation Report, stamped and received by the City Council as Local Planning Authority on 13 April 2022.

-Ground Survey- Phase 1 Ground Report, stamped and received by the City Council as Local Planning Authority on 13 April 2022.

-Ground Survey- Soils Lab Tests- George Leigh Street, stamped and received by the City Council as Local Planning Authority on 13 April 2022.

-Correspondence- Remediation Statement to Discharge Planning Condition 4, stamped and received by the City Council as Local Planning Authority on 20 May 2022.

The above details are considered to be acceptable and condition 4 attached to planning permission referenced 112400/JO/2016 is formally discharged on the basis the development is fully implemented in accordance with the approved details.

9) The following information has been submitted in respect of planning condition 9 (off site highway works):

-Application for Approval of Details Reserved by Condition, stamped and received by the City Council as Local Planning Authority on 25 February 2022.

-Supporting Information, numbered 2382-02-102, stamped and received by the City Council as Local Planning Authority on 25 February 2022.

The above details are considered to be acceptable and condition 9 attached to planning permission referenced 112400/JO/2016 is formally discharged on the basis the development is fully implemented in accordance with the approved details.

10) The following information has been submitted in respect of planning condition 10 (travel plan):

- Application for Approval of Details Reserved by Condition, stamped and received by the City Council as Local Planning Authority on 25 February 2022.

- Supporting Information- Travel Plan, stamped and received by the City Council as Local Planning Authority on 25 February 2022.

The above details are considered to be acceptable and condition 10 attached to planning permission referenced 112400/JO/2016 is formally discharged on the basis the development is fully implemented in accordance with the approved details.

12) The following information has been submitted in respect of planning condition 12 (cycle storage):

- Application for Approval of Details Reserved by Condition, stamped and received by the City Council as Local Planning Authority on 25 February 2022.

- Drawing- Proposed- Floor Plan, numbered 2382-02-65, stamped and received by the City Council as Local Planning Authority on 25 February 2022.

- Drawing- Proposed- Floor Plan, numbered 2382-02-66, stamped and received by the City Council as Local Planning Authority on 25 February 2022.

- Drawing- Proposed- Floor Plan, numbered 2382-02-67, stamped and received by the City Council as Local Planning Authority on 25 February 2022.

The above details are considered to be acceptable and condition 12 attached to planning permission referenced 112400/JO/2016 is formally discharged on the basis the development is fully implemented in accordance with the approved details.

15) The following information has been submitted in respect of planning condition 15 (crime impact measures):

- Application for Approval of Details Reserved by Condition, stamped and received by the City Council as Local Planning Authority on 25 February 2022.

- Correspondence- Confirmation Scheme has been Built in Accordance with Secure By Design, stamped and received by the City Council as Local Planning Authority on 27 May 2022.

The above details are considered to be acceptable and condition 15 attached to planning permission referenced 112400/JO/2016 is formally discharged on the basis the development is fully implemented in accordance with the approved details.

Appendix 1 – List of consultees & neighbours notified

Highway Services
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