

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/20/0797

Date registered valid: 9 December 2020

Proposal: Discharge of condition 10 (construction management) of planning permission ref:115969/FO/2017

Address: Former Site Of 1-5 Plymouth Grove , Manchester , M13 9PZ

Ward(s): Longsight Ward

Applicant: Plymouth Grove Property Developments Ltd C/o Agent

Agent (if any): Mrs Hayley Knight SATPLAN Ltd The Bridgewater Complex, 36 Canal Street, Liverpool, L20 8AH

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 21 January 2021

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit: N/A

Standard consultations:

Printed: 9 December 2020 Expired: 30 December 2020

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: No

Tree Preservation Order: No

Consultations & Notification Responses

Environmental Health – The construction management plan is satisfactory. However, it is noted that some work may need to be undertaken outside standard working hours. The applicant should be advised that such work will need to be agreed as part of s.61 application for prior consent for noise generating activities during the construction phase of a development.

Highway Services – The CMP is acceptable and the following informatives are recommended:

1. The contractor should be advised that the requirements for licensing, hoarding, temporary traffic management etc. should be discussed with MCC Highways Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).
2. For any excavations adjacent to the highway structural drawings and calculations for temporary and permanent support works must be submitted for checking (for a fee) to MCC Bridges/Structures Section.

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

N/A

Condition(s) to be attached to decision for approval

1) Discharge of condition 10 (construction management) is approved on the basis that the development is implemented in accordance with document referenced: Construction Management, Plan Project Name Apartment Block, Project Address :Former Site Of 1-5 Plymouth Grove Manchester M13 9PZ attached to email form SAT PLAN Planning and Development dated 16 December 2020 including the specified working hours for the site, including hours for the delivery of materials, ie:

Standard Construction working hours:
Monday to Friday: 7.30am - 6.00pm
Saturday: 8.30am - 2.00pm
Sundays and Bank Holidays - No work.

The workforce may arrive on site 30 minutes prior to each shift but no working will commence outside of the approved hours.

No shall be undertaken outside the approved working hours without the necessary Prior consent for noise generating activities during the construction phase of a development (related to s.61 of the Control of Pollution Act 1974).

Informatives

1) An application for prior consent for noise generating activities during the construction phase of a development (related to s.61 of the Control of Pollution Act 1974) can be made via the following link:

https://secure.manchester.gov.uk/forms/form/687/application_for_noisy_working

2) The Contractor should be advised that the requirements for licensing, hoarding, temporary traffic management etc. should be discussed with MCC Highways Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

3) For any excavations adjacent to the highway structural drawings and calculations for temporary and permanent support works must be submitted for checking (for a fee) to City Council Bridges/Structures Section (Tel 0161 219 6668).

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
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH2