MANCHESTER CITY COUNCIL

Planning

Growth & Neighbourhoods Directorate

Officer Report for Delegated Applications

Application No.	CDN/17/0126
Date Registered:	17 March 2017
Proposal:	Discharge of conditions 1 (time frame) and 9 (materials) of planning permission 108562/FO/2015/N1
Address:	Land At New Union Street , New Islington, Manchester, M4 6HF
Ward(s):	Ancoats And Clayton Ward
Applicant:	Jessica Curran John Sisk Ltd 2nd Floor Maclaren House, Talbot Road, Manchester, M32 0FP
Agent (if any):	Suzanne Wilson JM Architects 3A, 54 Princess Street, Manchester, M1 6HS
Case Officer:	Jennifer Atkinson Tel: 0161 234 4517 Email: j.atkinson@manchester.gov.uk
Recommendation:	Approve
Date of Recommendation:	4 April 2017

Application Details

Type of application: Approval of condition application

Development Type: Notifications

Date of Site Visit:

Standard consultations:
No consultations have been printed and sent.

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 polices of the Unitary Development Plan, the Head of Planning 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

1) The following information has been submitted in respect of this planning condition:

- Application form stamped as received by the City Council, as Local Planning Authority, on the 9 March 2017.

The forms indicate that the development has commenced in 3 years of approval of the planning permission. This information is acceptable and formally discharges this planning condition

9) The following information has been submitted in respect of this planning condition:

- Drawing WP013-WIN-ALL-DE-WD07 Rev C02 stamped as received by the City Council, as Local Planning Authority, on the 3 April 2017
- Materials specification schedule stamped as received by the City Council, as Local Planning Authority, on the 3 April 2017

The above information is considered to be acceptable. The development must now be carried out in accordance with the above mentioned details. Condition 9 is now formally discharged.

Appendix 1 – List of consultees & neighbours notified

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
Site of Biological Interest - Name: Rochdale Canal, Stott's Lane - Ducie Street Basin
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Ancoats Conservation Area 1989
Permitted Development Rights Restriction - Name: PD restricted by 085954/FO/2008/N1
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH1