

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** CDN/22/0061

**Date registered valid:** 2 February 2022

**Proposal:** Discharge of Condition 5 (Construction Management Plan) attached to planning permission 125294/FO/2019

**Address:** The Printworks, Withy Grove, Manchester, M4 2BS

**Ward(s):** Piccadilly Ward

**Applicant:** DTZ Investors C/o Agent

**Agent (if any):** Mrs Heather Lindley-Clapp Nexus Planning Eastgate, 2 Castle Street, Manchester, M3 4LZ

**Case officer:** Gerry Reilly  
Tel: 0161 234 4163  
Email: [gerry.reilly@manchester.gov.uk](mailto:gerry.reilly@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 1 September 2022

## **Application details**

**Type of application:** Approval of condition application

**Development type:** Notifications

**Date of site visit:**

### **Standard consultations:**

Printed: 22 February 2022 Expired: 15 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:** Shudehill Conservation Area 1987

**Tree Preservation Order:**

## **Description of area**

## **Description of development**

## **Consultations & Notification Responses**

Highways - With regards to condition 5 the information provided in the submitted Construction Management Plan is sufficient to allow us to recommend the discharge of this condition from a Highways perspective.

The contractor should consider contractor parking and ongoing construction works in the locality.

The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and

agreement with the council's Highway Applications and Network Resilience teams via Email - highwaylicenses@manchester.gov.uk

The applicant has confirmed consultation has taken place with Metrolink and discussed of the details of working safely.

Env Health - stated on 25th August 2022 that

A CMP should include the noise mitigation measures from our point of view, however as this wasn't included in the specific wording of the condition then maybe we are struggling to require it if the agent is pushing back on this. What are your thoughts? With the work now taking place in the day I am less concerned about noise anyway

## **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**

1) The following information has been submitted for approval in respect of condition 5:

The Printworks Manchester Construction Management Plan by John Turner Construction Group received via the email from Euan Connolly dated 12th August 2022.

The Covering Letter and the Site Logistics Plan for the CMP Revision -A dated 18th January 2022 received by the City Council as Local Planning Authority on 2nd February 2022

The information is considered to be acceptable and condition 5 will be formally discharged so long as the development is carried out in accordance with the submitted information

## **Informatives**

1) The contractor should consider contractor parking and ongoing construction works in the locality.

2) The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email - [highwaylicenses@manchester.gov.uk](mailto:highwaylicenses@manchester.gov.uk)

## **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  
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  
Conservation Area - Shudehill Conservation Area 1987  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Middle) -  
Susceptible to Surf Water Flood (Middle) -  
Area Team Boundary - Name: CENTRL