

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/22/0177

Date registered valid: 23 March 2022

Proposal: Discharge of conditions 3 (materials) and 4 (construction management plan) attached to planning permission referenced 129740/FO/2021

Address: 1 Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ

Ward(s): Crumpsall Ward

Applicant: We Are Pioneer Group Ltd C/o Agent

Agent (if any): Miss Eleanor Huggins Q and A Planning Paradise Warf, The Stables, Ducie Street, Manchester, M1 2JN

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 15 August 2022

Application details

Type of application: Approval of condition application

Development type: Notifications

Standard consultations:

Printed: 1 April 2022 Expired: 22 April 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:

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 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

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) Based on the following documents received by the City Council as Local Planning Authority on 11 August 2022, the external materials are considered acceptable:

Drawings referenced 333-202 PL and 333-203 PL;
Elifonster Brochure;
United Anodiser guarantee;
United Anodisers Specification for the anodising of aluminium (Z33 format);
Quality and Environmental Certificate;
Window images (internal and external);
Quality Control document;
Specification for anodising aluminium;
Images of Cladding fixing (samples 1-3);
Mock up sample images and video;
Email and photograph of fixing details;

Subject to implementation of the agreed details, condition 3 can be discharged.

2) The Construction Management Plan (Issue 1 - Rev B) produced by D and B Facades received by the City Council as Local Planning Authority on 11 August 2022, is acceptable. Subject to implementation of the agreed details, condition 4 can be discharged.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Appendix 2 – Planning constraints

Article 4 Direction - North Manchester PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH