

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/22/0062

Date registered valid: 2 February 2022

Proposal: Discharge of Condition 9 (Construction Management Plan) attached to advertisement consent 125295/AOH/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

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

With regards to condition 9 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 9:

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 9 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) 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

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