

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/22/0455

Date registered valid: 12 July 2022

Proposal: Discharge of conditions 14 (servicing), 19 (waste storage) and 23 (hours of use) attached to planning permission referenced 124359/VO/2019

Address: Gorton Hub, 27 Garratt Way, Manchester, M18 8HE

Ward(s): Gorton & Abbey Hey Ward

Applicant: Mr Paul Waite Manchester City Council Corporate Core Directorate, Town Hall, PO Box 532, Manchester, M60 2LA

Agent (if any): Tim Kilpatrick IBI Group Fourth Floor, Dantzic Building, Dantzic Street, Manchester, M4 2AL, UK

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 7 August 2022

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 18 July 2022 Expired: 8 August 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

Environmental Health - Conditions 14, 19 and 23 can be discharged.

Highways Services - In regard to Condition 4 (Servicing) a Service and Delivery Management Plan (SDMP) has been produced. The SDMP details the loading and unloading locations, delivery schedule, delivery types, refuse store location and segregation and vehicle tracking. Drawing 62407 CUR 00 XX DR TP 05012 C01 demonstrates that a large refuse vehicle can enter, egress and manoeuvre around the site at both access points to the west and the east. Therefore, the information is sufficient to allow them to recommend the discharge of the condition from a Highways perspective.

In regard to Condition 19 (Waste Storage) a Waste Proforma, Bin Store Location Drawing (GCH-IBI-XX-XX-DR-A-100-0034, Revision C02) has been produced and submitted. The Cover Letter details how clinical waste will be stored and disposed of. Therefore, the

information is sufficient to allow them to recommend the discharge of the condition from a Highways perspective.

The contractor should continue to liaise with the MCC Highways and Resilience Team, for associated hoardings/fencing highway licences and any temporary traffic regulation orders for the closures of any highway on a temporary basis. As part of the licensing and approvals process the routing of construction traffic and site access arrangements will be determined.

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

Condition no. 14 servicing strategy

The details on the plans specified below have been examined and are considered to be satisfactory.

- Swept Path Analysis Large Refuse vehicles plan ref: 62407 CUR 00 XX DR TP 05012 C01
- Service and Delivery Management Plan rev.P03 dated 10th June 2022
- Proposed site plan ref: GCH-IBI-XX-XX-DR-A-100-0010 C02

On the basis that the development is implemented in accordance with the approved details, and all the agreed works are completed prior to the proposed accommodation being brought into use, condition no.14 is discharged.

Condition no. 19 (waste storage)

The details on the plans , and in the documentation specified below have been examined and are considered to be satisfactory.

- Service and Delivery Management Plan rev.P03 dated 10th June 2022
- Proposed site plan ref: GCH-IBI-XX-XX-DR-A-100-0010 C02
- Waste Management plan proforma
- Proposed bin store plan ref: GCH-IBI-XX-XX-DR-A-100-0034 C02
- Section 4.3 Clinical Waste included within GCH Delivery and Servicing Management Plan Rev P03 set out in covering letter from planning agent dated 6th July 2022.

On the basis that the development is implemented in accordance the completed Waste Management Proforma; the NHS Trust Waste management Policy ; plan ref: GCH-IBI-XX-XX-DR-A-100-0034 C02 (Proposed bin store) in the location shown on plan ref: GCH-IBI-XX-XX-DR-A-100 -0010 C02 (Proposed site plan); the Service and Delivery Management Plan rev.P03 dated 10th June 2022, and the details relating to the storage and disposal of clinical waste in Section 4.3 Clinical Waste included within GCH Delivery and Servicing Management Plan Rev P03 at this site and remains in situ whilst the use or development is in operation, condition no.19 is discharged.

Condition no. 23 (hours of use)

The proposed hours of operation Mondays -Fridays 7am-10pm, Saturdays -Sundays 8am–10pm is considered to be acceptable.

On the basis that the development is only be carried out in accordance with the approved hours of opening , condition no.23 is discharged.

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA