
Application Number	Date of Appln	Committee Date	Ward
CDN/21/0138	17th Feb 2021		Piccadilly Ward

Proposal Application for partial discharge of condition 39 (room inventory) attached to previously approved planning application 125712/FO/2019

Location Former London Road Fire Station , London Road, Manchester, M1 2PH

Applicant , Allied London Fire Station Limited, C/o Agent,

Agent Mrs Deborah Baker Barnett, Zerum, 4 Jordan Street, Manchester, M15 4PY

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 the right to a fair hearing and to this end the Committee 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 approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation **APPROVE**

Conditions to be attached to the decision

1) The following information has been submitted for approval in respect of condition 39:

Drawings

SP01-BF
060270 / 10-B01-03 Rev V01
060270 / 10-B01-02 Rev V01
060270 / 10-B01-01 Rev V01
060270 / 10-03-03 Rev V01
060270 / 10-03-02 Rev V01
060270 / 10-03-01 Rev V01

060270 / 10-02-03 Rev V01
060270 / 10-02-02 Rev V01
060270 / 10-02-01 Rev V01
060270 / 10-01-03 Rev V01
060270 / 10-01-02 Rev V01
060270 / 10-01-01 Rev V01
060270 / 10-00-02 Rev V01
060270 / 10-00-01 Rev V01
060270 / 10-00-03 Rev V01

060270 / SPEC-10-03-04 Rev V01
060270 / SPEC-10-03-05 Rev V01
060270 / SPEC-10-03-06 Rev V01
060270 / SPEC-10-02-06 Rev V01
060270 / SPEC-10-02-05 Rev V01
060270 / SPEC-10-02-04 Rev V01
060270 / SPEC-10-00-06
060270 / SPEC-10-00-05
060270 / SPEC-10-00-04
060270 / SPEC-10-01-04 Rev V01
060270 / SPEC-10-01-05 Rev V01
060270 / SPEC-10-01-06 Rev V01
060270 / SPEC-10-B01-06 Rev V01
060270 / SPEC-10-B01-05 Rev V01
060270 / SPEC-10-B01-04 Rev V01

3336 - D009 Rev P4
3336 - D010 Rev P4
3336 - D011 Rev P4
3336 - D012 Rev P4
3336 - D013 Rev P4

1968-GF-4006 Rev P4
1968-01-4002 Rev P4
1968-02-4002 Rev P4
1968-03-4002 Rev P4
1968-B1-4002 Rev P4

060270 - CUR - 01 - 00 - DR - S - 17002 Rev P05
060270 - CUR - 01 - 01 - DR - S - 20001 Rev P06
060270 - CUR - 01 - 02 - DR - S - 20002 Rev P06
060270 - CUR - 01 - 03 - DR - S - 20003 Rev P06
060270 - CUR - 01 - ZZ - DR - S - 21005 Rev P04
060270 - CUR - 01 - ZZ - DR - S - 21021 Rev P02
060270 - CUR - 01 - ZZ - DR - S - 21031 Rev P02

Demolition drawings

LRFS-PUR-01-B1-DR-A-1053 Rev 13
LRFS-PUR-01-00-DR-A-1054 Rev 13

LRFS-PUR-01-01-DR-A-1055 Rev 13
LRFS-PUR-01-02-DR-A-1056 Rev 13
LRFS-PUR-01-03-DR-A-1057 Rev 13
LRFS-PUR-01-ZZ-DR-A-1060 Rev 8
LRFS-PUR-01-ZZ-DR-A-1061 Rev 8
LRFS-PUR-01-ZZ-DR-A-1062 Rev 7
LRFS-PUR-01-ZZ-DR-A-1063 Rev 8
LRFS-PUR-01-ZZ-DR-A-1064 Rev 11
LRFS-PUR-01-ZZ-DR-A-1065 Rev 12
LRFS-PUR-01-ZZ-DR-A-1066 Rev 11
LRFS-PUR-01-ZZ-DR-A-1067 Rev 11

- The document titled Schedule and Method Statement: Phase 1a Soft Strip Works by Steven Levrant Heritage Architecture, dated 20 November 2020 - Rev B
- The document titled PLAN OF WORK REMOVAL OF FIXED MATERIALS by FIBRE M, ref. F189 C 001, dated 24.04.2020
- The document titled London Road Fire Station Strip-Out/ Enabling Works M&E Services Performance Specification by CWC, ref. 1968 S001 Rev P3, dated 27/01/2020
- The document titled Pre-Construction Information, dated 24 January 2020
- The London Road Fire Station - Internal Defect Observations and Further Investigation Schedule (REV D), dated 27.01.2020
- The London Road Fire Station - Door Schedule, dated 15.03.2018
- The London Road Fire Station Proposed Scope of Trial Pit Investigations, ref. 060270-CUR-00-XX-RP-Z-00020, Rev V01, dated 03 June 2020
- The agent's email of 3 March 2021 regarding the method statement
- The agent's email of 14 April 2021 regarding how the retained items (that are to be temporarily removed) will be labelled, where the items would be stored and protected during the works, and what will happen if/when additional items are discovered.

The information is considered to be acceptable and condition 39 will be partially discharged so long as the development is carried out in accordance with the submitted information.

The condition will only be fully discharged when full and final details regarding where the retained/stored items will be re-used within the site or off-site at another development have been submitted to and approved in writing by the City Council as Local Planning Authority.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: CDN/21/0138 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted/notified on the application:

Urban Design & Conservation

A map showing the neighbours notified of the application is attached at the end of the report.

Representations were received from the following third parties:

Relevant Contact Officer :	Carolyn Parry
Telephone number :	0161 234 4022
Email :	carolyn.parry@manchester.gov.uk