

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/22/0386

Date registered valid: 13 June 2022

Proposal: Discharge of condition nos. 10 (Boundary treatment), 11 (Cycle storage), 13 (Repaving strategy), 20 (Fume extraction) , 21(External Plant) and 27 (Landscape Management and maintenance) attached to planning permission 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): Mr Tim Kilpatrick IBI Group Fourth Floor, Dantzic Building, Dantzic Street, Manchester, M4 2AL

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

Recommendation: Approve

Date of recommendation: 03 August 2022

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 14 June 2022 Expired: 5 July 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

Highway Services – Have advised that for condition 10, the submitted boundary treatment proposals are sufficient to enable them to recommend the discharge of this condition from a highway perspective.

For condition 11, the submitted cycle parking proposals are sufficient to allow them to recommend the discharge of this condition from a highway perspective.

For condition 13, the submitted repaving proposals are sufficient to allow them to recommend the discharge of this condition from a highway perspective

Environmental Health – 05.07.2022

Condition 20 - Additional information is required with regard to the cafe that is to form part of the development and the discharge of fumes and odour from there.

Condition 21 - Additional information regarding the testing of the generator is needed. Times and days for testing must be agreed, in writing, with Environmental Health.

28.07.2022- Given that there is no longer to be a cafe at the development, the fume condition is addressed.

29.07.2022 - the information submitted for the general external plant is sufficient to discharge the condition for that application. The generator will be looked at separately (under a different application).

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:

Article 35 Declaration

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

Condition nos. 10 Boundary treatment

The details relating to boundary treatment on the plans specified below and email from planning agent dated 2nd August 2022 confirming that all weldmesh fencing & railing are finished black RAL 9005 in colouration, and that the facing brickwork to retaining walls will match the main building facing brickwork – Wienerberger / Terca Grove Orange Multi Stock , with recessed joints, and natural coloured mortar.

- General Arrangement Plan ref: GCH-IBI-XX-XX-DR-L-700-0001 rev. C10
- Street Furniture Details 1 of 2 plan ref: GCH-IBI-XX-XX-DR-L-700-0003 rev. C04
- Street Furniture Details 2 of 2 plan ref: GCH-IBI-XX-XX-DR-L-700-0007 rev. C03
- Detail Retaining Wall RW01 with Balustrade B1 plan ref: GCH-IBI-XX-XX-DR-L-700-0008 rev. C02

- Detail Retaining Wall RW 03 with Balustrade B1 plan ref: GCH-IBI-XX-XX-DR-L-700-0009_rev. C02
- Retaining Wall RW02 with weldmesh fence F3 sheet 1 of 2 plan ref: GCH-IBI-XX-XX-DR-L-700-0010 rev. C01
- Retaining Wall RW02 with weldmesh fence F3 sheet 2 of 2 plan ref: GCH-IBI-XX-XX-DR-L-700-0011_C01
- Fence Type Details plan ref: GCH-IBI-XX-XX-DR-L-700-0014 rev. C01 P08 (notwithstanding the single leaf gate arrangement to the staff car park) ;
- Layout – Automatic barrier plan ref: 102/3/37366.

On the basis that the development is implemented in accordance with the plans detailed above and the contents of the email from the planning agent dated 2nd August 2022 , and thereafter retained condition no.10 is discharged .

Condition no. 11 Cycle storage

The details relating to cycle storage on the plans specified below and email from planning agent dated 2nd August 2022 confirming that the Cycle store (Langley Design) has steel sheet roof powder coated colour Merlin Grey & class 4 treated Redwood timber cladding in Dark Green to all elevations, and that the reference to galvanised steel is the weld mesh behind the cladding, internal only. Furthermore, that the gutter & downpipe are galvanised steel .

- Cycle Compound Detail ref: GCH-IBI-XX-XX-DR-L-700-0015 rev. C01
- Cycle Store General Arrangement ref: LDINV-2882-10-100 Rev1
- Cycle Store Details ref: LDINV-2882-40-100 Rev1

On the basis that the development is implemented in accordance with the plans detailed above and the contents of the email from the planning agent dated 2nd August 2022 , and the facilities are permanently retained and reserved for bicycle parking. condition no.11 is discharged .

Condition no. 13 Repaving strategy

The details relating to repaving of the footway to the curtilage of the site shown on plan refs:

- Staff Car Park Entrance Details For Section 278 Approval ref: GCH-CUR-00-XX-DR-C-95002 rev. C02;

-Site Plan GA for S278 Approval ref: GCH-CUR-XX-XX-DR-C-95001 rev. P08 (notwithstanding the single leaf gate arrangement to the staff car park);

-Implementation Programme GCH-P3-H - Target (28.03.2022) - external works v2;
have been examined and are considered to be satisfactory.

On the basis that the development is implemented in accordance with the plans detailed above, in accordance with the implementation programme ref: GCH-P3-H - Target (28.03.2022) – external works v2 condition no.13 is discharged .

Condition no 20 Fume extraction

The details relating to ventilation on the plans specified below and email from planning agent dated 15.07.2022 confirming that the café is being omitted from the development have been examined and are considered to be acceptable .

- Ground Floor Ventilation Layout ref: GCH-QUA-XX-00-DR-N-5700 rev.C05
- First Floor Ventilation Layout ref: GCH-QUA-XX-01-DR-N-5700 rev.C05
- Second Floor Ventilation Layout ref: GCH-QUA-XX-02-DR-N-5700 rev.C04
- Third Floor Ventilation Layout ref: GCH-QUA-XX-03-DR-N-5700 rev.C05

On the basis that the development is implemented in accordance with the plans detailed above and the contents of the email from the planning agent dated 15.07.2022 prior to occupancy and remains operational thereafter, condition no.20 is discharged .

Condition no. 21 External Plant

The content of the GCH Plant Noise Assessment ref: GCH-RAM-XX-XX-RP-Y-00002_P02 has been examined, and is considered to be acceptable in regard to the proposed external plant. On the basis that the development is implemented in accordance with the approved details, condition no.21 is discharged in regard to the external plant at the site (excluding the emergency standby generator) .

The emergency standby stand generator which is to form part of the overall development did not form part of application ref: 124359/VO/2019 and was approved with attached conditions relating to a testing and maintenance schedule and acoustic insulation as part of a separate application (ref132455/VO/2021) . As such matters relating to the standby generator have not been considered as part of the discharge of condition no.21 for clarity .

Condition no. 27 (Landscape Management and maintenance)

The submitted Landscape Maintenance and Management Plan ref: GCH-IBI-XX-XX-SP-L-700-0003 has been examined and is considered to be acceptable

Therefore, on the basis that the development is implemented in accordance with the hard and soft landscaping treatment shown on plan refs: GCH-IBI-XX-XX-DR-L-700-0003 rev P01(Street Furniture Details) and GCH-IBI-XX-XX-DR-L-700-0001 rev P04(General Arrangement Plan), and the native species details in email from the planning agent dated 21st October 2019; that the approved scheme shall be implemented not later than 12 months from the date of first occupation of any building within that Phase; and if within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place; and in accordance with submitted Landscape Maintenance and Management Plan ref: GCH-IBI-XX-XX-SP-L-700- 000, condition no.27 is discharged.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)

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