

Delegated Decision Notification Form

(Guidance on completion overleaf)

1. Subject	Planning Application Ref: 125803/FO/2019 Erection of 13 x two storey dwellinghouses and 1 x two storey block of 2 apartments with garden areas, boundary walls, fencing, gates and landscaping and the formation of an internal road to in-curtilage car parking spaces accessed via Battersby Street
2. Decision including: (a) details (b) reasons (c) alternatives considered and rejected	<p>The application is approved, for the reasons and subject to the conditions set out in the Planning Officer Report and the Late Representations Report. This includes the additional condition proposed in the Late Representations Report requiring the developer to enter into a Local Labour Agreement.</p> <p>The Chair had spoken to Ward Members and was concerned about the suggestion that there had been insufficient consultation with local residents about the scheme. It was explained that the Council, as Local Planning Authority, had notified all adjacent properties of the application, as set out in the report. It was anticipated that the developer would continue to engage with the local community, as they have a good track record in this regard. This message would be cascaded back to the applicant.</p> <p>Consideration was given to delaying the determination of the application, to allow for further engagement with the community, but it was considered that this may endanger the funding for (and therefore the delivery of) the development. The implications for funding was specifically raised by the Chair and Vice Chair.</p> <p>Concerns raised about the loss of the open space were also taken into account, but it was also noted that this site which had been referenced as such in an early Open Space Audit had been identified as housing land in the Councils Strategic Housing Land Assessment (the SHLAA) ahead of the adoption of the Council's Core Strategy. The report set out the officers consideration of open space in the wider area which is considered to be sufficient and further this had to be assessed in the context of the benefits of the scheme..</p> <p>This is an important and much-needed development, consisting entirely of Affordable Housing. In all the circumstances, the Chair and Vice Chair supported the approval of the application.</p> <p>The application could have been refused, but it was considered that there are no planning grounds on which to reach that decision.</p>
3 Name of Executive Member / Committee Chair and Vice Chair consulted (as appropriate)	Chair: Councillor Basil Curley Vice-Chair: Councillor Nasrin Ali

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4. Reports	Planning Officer Report and Late Representations Report attached	
5. Background Papers	N/A	
6. Declaration of Conflict of Interest by any Councillor Consulted (including Executive Members)	Interest declared? None Councillor's name: Date and details of dispensation given by the Chief Executive (if any):	
7 Contact Person	Name: Julie Roscoe	
	Telephone number (external): 0161 234 4552	Email: j.roscoe@manchester.gov.uk
8. Decision Maker / Authorised Signatory	Name: Joanne Roney	Role Title: Chief Executive
9. Date Of Decision	29 April 2020	

(Please return by email from Decision Maker's email account to gssu@manchester.gov.uk cc Jacob Morris-Davies)