

Delegated Decision Notification Form

(Guidance on completion overleaf)

<p>1. Subject</p>	<p>Planning Application Ref: 124302/FO/2019 The demolition of the existing building on site and the erection of a residential-led mixed use development within two build blocks ranging from 8 to 18 storeys in height. The development consists of 366 residential units (C3); 217 sq.m of commercial floor space (Use Classes A1, A2, A3, A4, B1 or D2); associated car and cycle parking within a basement level; public realm and landscaping; access and servicing arrangements and other associated works.</p>
<p>2. Decision including: (a) details (b) reasons (c) alternatives considered and rejected</p>	<p>The decision is <u>minded to approve, subject to the signing of a legal agreement to secure a financial contribution towards affordable housing and to upgrade facilities in three local parks</u>, for the reasons and subject to the conditions set out in the Planning Officer Report and the Late Representations Report.</p> <p>Officers explained that, since this matter was heard by Planning Committee, further discussions had taken place and the developer had agreed to make a contribution to enhancements within three local parks. Cllr Igbon now supports the application. Cllr Wright objects to it.</p> <p>There had also been a further representation from the Britannia Basin Residents' Group which reiterates the concerns raised reported and addressed ed previously. They do not consider that this development is acceptable, nor that the new contributions overcome their concerns.</p> <p>Officers consider that the proposal is acceptable. Despite the scheme's viability being marginal, appropriate contributions have been negotiated.</p> <p>The Vice-Chair recognised the difficulty, with Ward Members taking opposing views on the application. She considered that the new contributions made the scheme more acceptable and, accordingly, the Vice Chair supported the application.</p> <p>The Chair also recognised that Ward Members were taking opposing views on this matter, but he also considered that the new contributions made the proposal more acceptable as it helped to enhance facilities in the ward itself. He felt that, if this had gone to the full Planning Committee, it would now be supported. Whilst acknowledging that there was a lot of high density development in the area, the Chair recognised that this was a city centre location having regard to planning policy so that was not unusual. He supported the application.</p> <p>The Chief Executive agreed with all of the comments made in deciding to approve the application.</p>

Delegated Decision Notification Form

3 Name of Executive Member / Committee Chair and Vice Chair consulted (as appropriate)	Chair: Councillor Basil Curley Vice-Chair: Councillor Nasrin Ali	
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)