

Delegated Decision Notification Form

(Guidance on completion overleaf)

<p>1. Subject</p>	<p>Planning Application Ref: 124236/FO/2019 Erection of a 2 storey building to form offices (Class A2 and Class B1) with associated car parking</p>
<p>2. Decision including: (a) details (b) reasons (c) alternatives considered and rejected</p>	<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 to prevent the use of the development being changed to a residential use without a further planning application. A further condition is to be imposed (or an existing condition amended) to expressly state the permitted dimensions of the development. A typographical error in condition 3 is also to be corrected (the word “NOT” in the first sentence is to be deleted).</p> <p>Officers explained that there had been further late representations overnight. The only new matter raised was an issue around the accuracy of the plans provided. For example, one neighbouring resident has a single-storey extension to their property, which is not shown on the plans. The presence of this single-storey extension has been considered by officers, but it is not considered that the impact on the resident is significantly altered and so the recommendation remains to approve the application. However, in light of the concerns over the accuracy of the plans, it was recommended that the conditions make reference to the dimensions of the new development. This will either take the form of a new condition or an existing condition will be amended to include this detail.</p> <p>The Chair and Vice-Chair gave their views, raising the concern expressed by a Ward Member regarding the potential for this development to make use of permitted development rights in future to change the offices to residential use. This was considered inappropriate. The Chair also confirmed that local members had expressed concern that the proposal was considered to be overdevelopment, it would cause traffic issues due to the volume of vehicles and poor access.</p> <p>These were covered in the report and the point about residential use was covered in the Late Representations report, in which it was recommended that an additional condition be added to prevent such a change of use without the need for a further planning application.</p> <p>It was recognised by everyone that this site could be brought back into use for industrial purposes without the need for planning permission, and that such a use would be largely unregulated given the length of time it has been present at the site. It was considered that it would be beneficial to have the degree of control (including, for example, regulated hours of operation) that the grant of this</p>

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	<p>application would bring. The nature of the proposed use having further less impact than an industrial one which previously included car repair/MOT activity.</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)	<p>Chair: Councillor Basil Curley Vice-Chair: Councillor Nasrin Ali</p>	
4. Reports	<p>Planning Officer Report and Late Representations Report attached</p>	
5. Background Papers	<p>N/A</p>	
6. Declaration of Conflict of Interest by any Councillor Consulted (including Executive Members)	<p>Interest declared? None</p> <p>Councillor's name:</p> <p>Date and details of dispensation given by the Chief Executive (if any):</p>	
7 Contact Person	<p>Name: Julie Roscoe</p>	
	<p>Telephone number (external): 0161 234 4552</p>	<p>Email: j.roscoe@manchester.gov.uk</p>
8. Decision Maker / Authorised Signatory	<p>Name: Joanne Roney</p>	<p>Role Title: Chief Executive</p>
9. Date Of Decision	<p>29 April 2020</p>	

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