

## Delegated Decision Notification Form

<b>1. Subject</b>	<b>Planning Application Ref: 125990/FO/2020</b> Erection of a part 4, part 5 storey building to form 100 residential apartments (Use Class C3a) together with ground floor commercial floorspace (Use Classes A1, A2, A3, B1 and D1) (211 sqm) and erection of 39 two and three storey dwellinghouses (Use Class C3a) along with associated access, landscaping, boundary treatment and car parking.	
<b>2. Decision</b> including:  (a) details  (b) reasons  (c) alternatives considered and rejected	The application is <b>approved</b> , for the reasons and subject to the conditions set out in the Planning Officer Report.  Officers explained that this is an application by One Manchester and will consist of 100% affordable housing. The scheme is a very high quality design, located within a district centre. It has been earmarked for mixed use development, including high density residential development. It was acknowledged that one local business had raised particular concerns regarding the impact on their business, and the developer has been asked to continue to talk with this business as its value to the area is recognised.  The Vice Chair queried the extent of disabled parking provision. Officers advised that there was 100% parking provision for the houses proposed, and 77% provision for the apartments. There would be 8 disabled parking spaces for residents of the apartments. It is considered that there is a good level of parking provided in this scheme. The Vice Chair confirmed she was content with the level of parking provision.  The Chair advised that the Ward Members are supportive of this development. Concerns had been raised about the commercial spaces and the level of car and cycle parking, but these have all been satisfactorily addressed.  The Chief Executive considered that this proposal provided much-needed affordable housing in the city. It is a good scheme and should be approved.	
<b>3 Name of Executive Member / Committee Chair and Vice Chair consulted ( as appropriate)</b>		Chair: Basil Curley Vice-Chair: Nasrin Ali
<b>4. Reports</b>	Please attach the report or reports (or part only if contains confidential / exempt information) provided to the decision maker:  Planning Officer Report attached	

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<b>5. Background Papers</b>	Please attach the background papers provided to the decision maker N/A	
<b>6. Declaration of Conflict of Interest by any Councillor Consulted</b> (including Executive Members)	Interest declared? None  Councillor's name:  Date and details of dispensation given by the Chief Executive (if any):	
<b>7 Contact Person</b>	Name: Julie Roscoe	
	Telephone number (external): 0161 234 4552	Email: j.roscoe@manchester.gov.uk
<b>8. Decision Maker</b> / Authorised Signatory	Name: Joanne Roney	Role Title: Chief Executive
<b>9. Date Of Decision</b>	27 May 2020	

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

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