

## Delegated Decision Notification Form

<b>1. Subject</b>	<p><b>Planning Application Ref: 126261/FO/2020</b> Erection of an 11-storey building to form 62 residential apartments (Use Class C3a) units with associated landscaping, servicing, access, and parking.</p>
<b>2. Decision</b> including:  (a) details  (b) reasons  (c) alternatives considered and rejected	<p>The application is <b><u>minded to approve, subject to the signing of a section 106 agreement in respect of offsite affordable housing,</u></b> 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 a late representation had been received from Cllr Majid Dar, a Ward Member, with concerns regarding the height of the proposed development and its effect on nearby residents. There was also a detailed late representation received, summarised in the Late Representations Report, but the matters raised in that later representation were already addressed in the Planning Officer Report.</p> <p>The Vice Chair advised that she had no concerns with the proposed development.</p> <p>The Chair advised that Cllr Taylor, a Ward member, was objecting to the scheme, raising its height and the overdevelopment as issues. The Chair also pointed out that other residents were objecting to the proposals. The Chair supported the Ward Members' concerns about the height of the proposed development. He queried whether it could be mitigated or reconsidered.</p> <p>Officers advised that the proposals before the Chief Executive included separation distances of 18-24 metres between the proposed development and the existing Hatbox building. There is a tram line between the buildings too. The separation distances in this scheme are greater than those between phases 1 and 2 of the Milliners Wharf development. They are greater than many relationships in the wider city centre area. It is considered that the proposals before the Chief Executive today are acceptable in planning terms, the issues associated with height having been tested and addressed, the scheme is also viable at the moment, and therefore there are no planning reasons to seek a reduction in height.</p> <p>The Chief Executive noted that this is the third phase of the Milliners Wharf development, and that the viability of the scheme would be affected if changes were made to it. She understood the concerns raised by the objectors, but considered that this proposal seems to accord with the planning intended for this site and with development carried out in other nearby areas. The Chief Executive considered that the gap between this proposal and nearby buildings was sufficient, and that the application should be</p>

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	approved, but subject to the completion of a section 106 agreement dealing with affordable housing.	
<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 and Late Representations Report attached	
<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 / Authorised Signatory</b>	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)