

Delegated Decision Notification Form

1. Subject	Planning Application Ref: 125776/FO/2019 Erection of part 5, part 4 storey building to provide 40 No. apartment scheme with associated garden space, external drying area, refuse store, cycle store and car parking	
2. Decision including: (a) details (b) reasons (c) alternatives considered and rejected	The application is approved , for the reasons and subject to the conditions set out in the Planning Officer Report. Officers explained that there had been a previous outline approval for a health hub at this site, but for funding reasons this could not and will not come forward for development. What is now proposed is this residential development, specifically designed for residents aged over 55 years. It is a high quality, well-designed scheme on Princess Road. Concerns have been raised about highways impacts from this new proposal, but it is understood that this scheme will actually have less impact on the highway than the previously-consented health hub. The Chair and Vice Chair advised that Cllrs Watson and Stogia (Ward Members) would like to see a community room as part of this development, but it is understood that this has now been addressed. There was also a concern about the impact of a wall being built in part of the development. Officers confirmed that the residents' lounge in the development will be made available for community use, and a condition is being imposed to require full details of the arrangements for that community use to be submitted and agreed. It was also explained that the boundary wall concern was being addressed, with a view to putting a more visually acceptable boundary in place. The Chief Executive considered this to be an acceptable scheme in light of the content of the report and the fact that the concerns that had been raised had been addressed satisfactorily.	
3 Name of Executive Member / Committee Chair and Vice Chair consulted (as appropriate)		Chair: Basil Curley Vice-Chair: Nasrin Ali
4. Reports	Please attach the report or reports (or part only if contains confidential / exempt information) provided to the decision maker: Planning Officer Report attached	
5. Background Papers	Please attach the background papers provided to the decision maker N/A	

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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	27 May 2020	

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

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