

Delegated Decision Notification Form

1. Subject	<p>Planning Application Ref: 122000/FO/2018</p> <p>Erection of a part 25 part 3 storey residential tower (Use Class C3) for 177 apartments comprising 59 x 1 bed (34 x 1 bed 1 person and 25 1 bed 2 person), 113 x 2 bed (44 x 2 bed 3 person and 69 x 2 bed 4 person) and 5 x 3 bed (3 bed 5 person) with ground floor commercial space (Use Class A1, A2, A3, A4 and D1) above partial basement level associated shared amenity spaces at 3rd floor level, realm enhancements following demolition of existing buildings.</p>
2. Decision including: (a) details (b) reasons (c) alternatives considered and rejected	<p>The application is <u>minded to approve, subject to a legal agreement in respect of reconciliation payment of a financial contribution towards off site affordable housing</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 this site is within the Portugal Street East Strategic Regeneration Framework area. Some development has already been approved within the SRF area. As well as providing a landmark building at a key gateway to the city centre, this development will improve the public realm, widening the pavement and providing street trees.</p> <p>The Vice Chair advised that she had no concerns with the proposed development.</p> <p>The Chair raised the following issues:</p> <ul style="list-style-type: none"> • Cllr Lyons, a Ward member, had raised concerns about the height of the scheme and the lack of s.106 obligation/contribution (though Chair recognised that the proposal for a s.106 reconciliation agreement will mean that viability will be re-assessed in the future, with a view to securing a contribution to affordable housing if viability improved). • Has the suggested condition regarding archaeological investigation been included? • He considered that this scheme fitted in well in relation to the surrounding Conservation Areas. <p>Officers advised:</p> <ul style="list-style-type: none"> • The height of the scheme had been carefully considered. Whilst concerns have been raised about its height, it is actually no taller than other buildings in the area. In fact, there are taller buildings at Islington Wharf (opposite the site) and the Oxygen development (nearby). It is a key gateway into the city centre, and is a well-designed scheme with high-spec materials. There does not appear to be any identified harm being caused by the height of the scheme. • The Chair's assessment of the s.106 and Conservation Area position is correct.

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	<ul style="list-style-type: none"> The archaeological condition is included. Officers work closely with Greater Manchester Archaeological Unit and there is a standard condition which is considered to be strong and effective. <p>The Chief Executive noted that there are other tall buildings in the area, and that this proposal is part of an approved SRF. She considered the development to be well-designed. Whilst she acknowledged Cllr Lyons' had a concern about the density of the proposed development, the Chief Executive recognised that in the city centre it is the Council's ambition to create high density well-designed areas. Accordingly, this application should be approved, subject to the section 106 agreement as detailed in the Planning Officer Report.</p>	
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 and Late Representations Report attached	
5. Background Papers	Please attach the background papers provided to the decision maker 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	27 May 2020	

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