

Delegated Decision Notification Form

1. Subject	<p>Planning Application Ref: 124094/FO/2019 Erection of a two storey roof-top extension to Block A of the existing apartment building to create 11 additional dwellings and to allow the extension of the existing penthouse apartment.</p>
<p>2. Decision including:</p> <p>(a) details</p> <p>(b) reasons</p> <p>(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.</p> <p>The Chair explained that the main issues for the community and Ward Members were:</p> <ul style="list-style-type: none"> • the use of scaffolding, and in particular that it was not intrusive in terms of access to the existing properties and the potential loss of privacy to existing properties • the operation of the internal lifts <p>Officers clarified that assurances had been given by the developer that only one lift would be out of operation, for refurbishment, at any one time and that this would take one week. Further, building materials would be hoisted to the roof by external hoists, and there would be no use of the internal lifts for construction purposes or by contractors. It was also explained that there was a condition requiring a Construction Management Plan and the developer is willing to work closely with the Council to minimise any impacts on existing residents during the construction phase.</p> <p>The Vice Chair expressed that she was generally unhappy with this type of “upwards-extension” development, as it did not seem fair on existing occupiers who may, for example, have paid for a penthouse apartment. There were also questions around whether existing buildings were structurally strong enough to cope with extra storeys being constructed. However, the Vice Chair recognised that these did not amount to material planning considerations and could not justify refusal.</p> <p>The Chair agreed with the concern expressed by the Vice Chair, and also expressed concern about construction hours, particularly in light of the recent Ministerial Statement regarding extensions to construction hours.</p> <p>Officers explained that construction hours would be managed though the Construction Management Plan condition.</p> <p>The Chief Executive noted the concerns raised about “upwards extensions”, but agreed that these were not material planning considerations. On the basis of the information before her, the Chief Executive considered that the proposal was acceptable and there were no planning grounds justifying the refusal of the application.</p>

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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)