

Delegated Decision Notification Form

(Guidance on completion overleaf)

<p>1. Subject</p>	<p>Planning Application Ref: 125804/FO/2019 & 125805/LO/2019 Demolition of existing buildings and structures on-site and erection of 22-storey building comprising apart-hotel (Use Class C1) with flexible commercial uses at ground floor and within existing viaduct arches (Use Class A1, A2, A3, A4, D2), access, landscaping and other associated works</p> <p>Listed Building Consent for internal and external works to the Grade II listed Castlefield Viaduct in relation to proposed redevelopment of land at 325-327 Deansgate and the adjacent railway arches for an aparthotel and flexible commercial uses.</p>
<p>2. Decision including:</p> <p>(a) details</p> <p>(b) reasons</p> <p>(c) alternatives considered and rejected</p>	<p>The applications are approved for the reasons and subject to the conditions set out in the Planning Officer Report and the Late Representations Report, with an additional condition requiring the developer to review the local public realm and cycle facilities, having regard to the pedestrian and cycling environment, in the context of the ongoing works to Deansgate.</p> <p>At the outset of the meeting, the Chair asked that the determination of all matters before the Chief Executive today be paused, and instead be referred to a virtual meeting of the planning committee. He explained that there is a system now in place which will allow such a meeting to go ahead in July.</p> <p>In respect of Kempsford Close matter, he explained that there was some capacity within supported accommodation in the city and therefore he felt there was no urgency to determine this today. It could reasonably be deferred and considered by committee in July.</p> <p>In respect of the Deansgate matter, the Chair explained that there was some interest by local residents and by Ward Members. They should be able to make their points in person, and so it would be reasonable to defer this to the July committee.</p> <p>In respect of the Back Turner Street matter, he explained that there was some controversy to the previous (permitted) scheme at this site. The committee had originally refused permission for the development, but had changed its mind for three reasons:</p> <ul style="list-style-type: none"> • The old soap factory building was being retained as part of the development • A contribution to improvements in the area was being made • A small pocket park was being incorporated into the proposals <p>He felt that the economy had shrunk as a result of the pandemic and it wasn't clear what the demand for office space would be.</p> <p>The Chair considered it was wrong and unfair to ask the Chief Executive to determine these when a virtual committee meeting is</p>

Delegated Decision Notification Form

so close to being held, as she could be subjected to unfair adverse comment in the media.

He felt that there was not a lot of pressure to determine these matters today, and the items before the Chief Executive could be deferred to the next committee meeting, which was likely to be on 30 July.

The Chief Executive understood the context and acknowledged the desire to protect the integrity of the Chief Executive's position. She considered the reasons given for deferring these matters, together with the risks involved in doing so. The Chief Executive did not consider there was sufficient justification in what had been said to defer everything at this stage. However, she would consider each item individually in case the particular circumstances of the individual cases gave rise to a need to defer their determination.

Turning to this particular matter, Officers explained that, as well as the late representation set out in the Late Representations Report, one additional email had been received from a resident. This meant there were 4 objections to this proposal, following a consultation which involved around 1700 local residents. There were also objections from Ward Members, Councillors Jeavons and Johns, along with a request for a site visit.

There was a pre-application consultation exercise on this proposal (as part of a wider regeneration scheme) in 2018. At that time, residents raised some concerns and Ward Members questioned the dominance of a key elevation and views from Castlefield Conservation Area. Changes to the scheme were subsequently made to address the comments.

This proposal comprises a 22 storey building. An improved response to climate change issues has been negotiated with the developer, involving a sophisticated heating system. The scheme also includes enhancements around the existing green wall and improvements to public realm. The building's design and proposed materials are of high quality.

Cllr Johns raised a query about providing a crossing on Trafford St, but Highways are comfortable that a crossing is not required in that location.

The Chief Executive queried what had changed since the pre-application position that, for example, might require a site visit to be carried out.

It was further explained by Officers that the pre-application consultation had not resulted in significant concern being raised about the proposals. Since the application was made, there have

Delegated Decision Notification Form

	<p>been low levels of opposition to the proposals. Historic England have raised no issues, and Places Matter also have no issues with the proposals.</p> <p>The Chair considered that there was a lot of concern about this application from the community and that they and the Ward members should have the opportunity to say something about it. He was concerned that lockdown had meant fewer local residents had been able to engage with the process. He queried whether planning officers had engaged with the Ward Members. The Chair requested a site visit in order to allow the site to be further considered and to allow a further opportunity for the community to have their say.</p> <p>Officers advised that only around 19 local residents engaged with the pre-application consultation in 2018, and that the Council's consultation (including a press notice) had commenced prior to lockdown. It would therefore be difficult to justify deferring the matter on the basis of consultation having been hampered.</p> <p>The Chief Executive noted the Chair's concerns relating to the timing and extent of consultation, and also considered whether those concerns had been addressed. She concluded that the consultation had been sufficient.</p> <p>The Chief Executive also queried whether the highways considerations would have taken account of the increased cycle and pedestrian activity resulting from the current pandemic and the resultant changes to the layout and use of Deansgate.</p> <p>Officers advised that a condition could be added to require the developer to review the local public realm and cycle facilities, having regard to the pedestrian and cycling environment, in the context of the ongoing works to Deansgate.</p> <p>The Chief Executive decided to approve both the planning application and the listed building consent application, subject to the addition of a condition to the planning application as explained above.</p>	
<p>3 Name of Executive Member / Committee Chair and Vice Chair consulted (as appropriate)</p>		<p>Chair: Basil Curley</p> <p>(The Vice-Chair was unavailable for consultation on this decision)</p>
<p>4. Reports</p>	<p>Please attach the report or reports (or part only if contains confidential / exempt information) provided to the decision maker:</p> <p>Planning Officer Report and Late Representations Report attached</p>	

Delegated Decision Notification Form

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	25 June 2020	

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

Delegated Decision Notification Form

Guidance

This form must be completed when a decision has been taken by an officer under delegated powers and relates to:

- All Executive decisions, meaning all decisions not specifically the responsibility of full Council or a Council committee (see note 1) but excluding operational and administrative decisions relating to day to day work and key decisions (for which please use form D3)
- Non-executive decisions (meaning all decisions specifically the responsibility of full Council or a Council Committee) excluding operational and administrative decisions relating to day to day work but including specific delegations and general delegations that have the effect of:
 - granting a permission or licence;
 - affecting the rights of an individual; or
 - awarding a contract or incurring expenditure which materially affects the Council's financial position (see note 2).

The completed form and the reports referred to in must be submitted to the Governance and Scrutiny Team (gssu@Manchester.gov.uk) and will be published on the Council's website, the report and background papers will be made available for public inspection.

Note 1 - For more details of executive/non executive decisions see Part 3 of the Council's Constitution.

Note 2 - E.g. licensing/planning decisions.

The Form

1. Subject - A brief title should be inserted here..

2. Decision - Care must be taken not to disclose confidential or exempt information. For more information regarding categories of confidential/exempt information see Part 4 Section B of the Council's Constitution.

3. Report considered-To ensure decisions are robust and can withstand challenge Reports should contain all relevant information to enable decision making to be made in accordance with the decision making principles in Article 13.2 of the Constitution ie

- (a) Proportionality (meaning the action must be proportionate to the results to be achieved);
- (b) Due consultation (including the taking of relevant professional advice);
- (c) Respect for human rights;
- (d) Presumption in favour of openness;

Delegated Decision Notification Form

- (e) Clarity of aims and desired outcomes;
- (f) Due consideration to be given to alternative options;
- (g) Reasons for the decisions to be given provided there is no breach of confidentiality.

3. Insert the name of the Executive Member consulted (where the decision is an Executive Decision). If a non- executive decision insert the name of the Chair and Vice- Chair of the relevant Committee,

4. Background Papers - Background papers are documents, other than published works, that contain any facts or matters on which the decision or an important part of the decision was based and were relied on in making the decision.

5. Declaration of Conflict - This relates to any conflict of interest or disclosable pecuniary interest declared by a member of the Council consulted in relation to the decision.

6. Contact Person - This should be the officer dealing with the matter on a day to day basis.

7. Decision Maker - This should be the actual decision making officer and not the contact person unless they are the same person and not the Executive Member / other member who was consulted.