

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131706/FO/2021

Date registered valid: 17 January 2022

Proposal: Erection of a warehouse (Class B8) with associated parking and servicing arrangements

Address: 1 - 3 Gorton Road, Manchester, M11 2DZ

Ward(s): Ancoats & Beswick Ward

Applicant: Mr Jerry Low 98 Doxeleys Road, Salford, M6 8QW

Agent (if any): Mr Colin Williams Alpha Design 11 Gilda Crescent Road, Salford, M30 9AG

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Withdrawn

Date of recommendation: 4 April 2022

Application details

Type of application: Full Application Consent

Development type: Smallscale Major Industry

Date of site visit:

Standard consultations:

Printed: 31 January 2022 Expired: 21 February 2022

Neighbour notifications

Printed: 16 February 2022 Expired: 9 March 2022

Site notice

Posted: 14 February 2022 Expired: 7 March 2022

Press advert

Published: 8 February 2022 Expired: 1 March 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

Description of development

Consultations & Notification Responses

Issues

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have

made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Withdrawn

Article 35 Declaration

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
United Utilities Water PLC
Greater Manchester Ecology Unit

8 Tuley Street, Manchester, M11 2DY
Cheerful Links, Gorton Road, Manchester, M11 2DZ
16 Tuley Street, Manchester, M11 2DY
18 Tuley Street, Manchester, M11 2DY
18A Tuley Street, Manchester, M11 2DY
14 Tuley Street, Manchester, M11 2DY
Ashbury Service Station, Ashton Old Road, Manchester, M11 3LW
292 - 298 Ashton Old Road, Manchester, M11 2EA
3 Hartwell Close, Manchester, M11 3TW
20 - 26 Kay Street, Manchester, M11 2DU
423 Ashton Old Road, Manchester, M11 2DL
405 Ashton Old Road, Manchester, M11 2DL
415 Ashton Old Road, Manchester, M11 2DL
38 Bell Crescent, Manchester, M11 3UA
32 Bell Crescent, Manchester, M11 3UA
Day Nursery, Heybury Close, Manchester, M11 3TP
1 Wynne Close, Manchester, M11 3TR
3 Wynne Close, Manchester, M11 3TR
4 Hartwell Close, Manchester, M11 3TW
Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ
Flat 25, 425 Ashton Old Road, Manchester, M11 2DL
1 Hartwell Close, Manchester, M11 3TW
Flat 24, 425 Ashton Old Road, Manchester, M11 2DL
Flat 23, 425 Ashton Old Road, Manchester, M11 2DL
2 Hartwell Close, Manchester, M11 3TW
15 Bell Crescent, Manchester, M11 3UA
Flat 18, 425 Ashton Old Road, Manchester, M11 2DL
Flat 7, 425 Ashton Old Road, Manchester, M11 2DL
Flat 6, 425 Ashton Old Road, Manchester, M11 2DL
26 Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ
23 Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ
9 Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ
42 Bell Crescent, Manchester, M11 3UA
Flat 19, 425 Ashton Old Road, Manchester, M11 2DL
25 Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ
20 Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ
14 Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ
8 Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ
Flat 1, 425 Ashton Old Road, Manchester, M11 2DL
411 Ashton Old Road, Manchester, M11 2DL
409 Ashton Old Road, Manchester, M11 2DL
21 Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ
17 Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ
7 Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ
2 Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ

Flat 22, 425 Ashton Old Road, Manchester, M11 2DL
Flat 3, 425 Ashton Old Road, Manchester, M11 2DL
421 Ashton Old Road, Manchester, M11 2DL
417 Ashton Old Road, Manchester, M11 2DL
19 Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ
6 Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ
Flat 16, 425 Ashton Old Road, Manchester, M11 2DL
1 Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ
Manchester Education Committee, Kay Street, Manchester, M11 2DU
4 Wynne Close, Manchester, M11 3TR
2 Wynne Close, Manchester, M11 3TR
Flat 11, 425 Ashton Old Road, Manchester, M11 2DL
Flat 10, 425 Ashton Old Road, Manchester, M11 2DL
Flat 8, 425 Ashton Old Road, Manchester, M11 2DL
Flat 9, 425 Ashton Old Road, Manchester, M11 2DL
Flat 2, 425 Ashton Old Road, Manchester, M11 2DL
407 Ashton Old Road, Manchester, M11 2DL
413 Ashton Old Road, Manchester, M11 2DL
Flat 4, 425 Ashton Old Road, Manchester, M11 2DL
419 Ashton Old Road, Manchester, M11 2DL
Flat 5, 425 Ashton Old Road, Manchester, M11 2DL
Flat 12, 425 Ashton Old Road, Manchester, M11 2DL
Flat 21, 425 Ashton Old Road, Manchester, M11 2DL
Flat 14, 425 Ashton Old Road, Manchester, M11 2DL
Flat 17, 425 Ashton Old Road, Manchester, M11 2DL
Flat 13, 425 Ashton Old Road, Manchester, M11 2DL
Flat 20, 425 Ashton Old Road, Manchester, M11 2DL
Flat 15, 425 Ashton Old Road, Manchester, M11 2DL
27 Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ
22 Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ
13 Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ
12 Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ
28 Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ
24 Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ
5 Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ
425 Ashton Old Road, Manchester, M11 2DL
30 Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ
29 Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ
18 Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ
16 Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ
15 Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ
11 Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ
10 Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ
4 Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ
3 Campbell House, 403 Ashton Old Road, Manchester, M11 2DJ
40 Bell Crescent, Manchester, M11 3UA
34 Bell Crescent, Manchester, M11 3UA
36 Bell Crescent, Manchester, M11 3UA

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Article 4 Direction - North Manchester PD Restriction - Class B1(c) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH2