

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133185/FO/2022

Date registered valid: 11 March 2022

Proposal: Elevational alterations involving the addition of new doors and removal of security shutters

Address: 3 Millwright Street, Manchester, M40 2JG

Ward(s): Miles Platting & Newton Heath Ward

Applicant: Mr Ruocco 3 Millwright Street, Manchester, Manchester, M40 2JG

Agent (if any): Mr Grant Erskine Grant Erskine Architects Suite 5 Third Floor, 61 Mosley Street, Manchester, M2 3HZ

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: Withdrawal

Date of recommendation: 06.05.2022

Application details

Type of application: Full Application Consent

Development type: Householder

Date of site visit:

Standard consultations:

Printed: 11 March 2022 Expired: 1 April 2022

Neighbour notifications

Printed: 11 March 2022 Expired: 1 April 2022

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site/Area

Description of development

Consultations & Notification Responses

Policy

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: Withdrawal

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
Greater Manchester Police

76 Old Church Street, Manchester, M40 2JF
74 Old Church Street, Manchester, M40 2JF
Top Floor Flat, 68 Old Church Street, Manchester, M40 2JF
68 Old Church Street, Manchester, M40 2JF
1A Millwright Street, Manchester, M40 2JG
1 Millwright Street, Manchester, M40 2JG
Flat, 70 Old Church Street, Manchester, M40 2JF
64 Old Church Street, Manchester, M40 2JF
72 Old Church Street, Manchester, M40 2JF
70 Old Church Street, Manchester, M40 2JF

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH1