

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132412/FO/2021

Date registered valid: 24 March 2022

Proposal: Change of use from retail (Class E) to wedding reception hall (sui generis) together with associated car parking and service areas

Address: 591A Stockport Road, Manchester, M13 0RX

Ward(s): Longsight Ward

Applicant: Wholelight Ltd 591A Stockport Road, Manchester, M13 0RX

Agent (if any): Mr Stephen Nicholls Richmond Consultants 63 Ellwood Road, Offerton, Stockport, SK1 4BE

Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: Withdrawn

Date of recommendation: 6 May 2022

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit:

Standard consultations:

Printed: 30 March 2022 Expired: 20 April 2022

Neighbour notifications

Printed: 30 March 2022 Expired: 20 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

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Withdrawn by email dated 5 May 2022

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

Appendix 1 – List of consultees & neighbours notified

High Speed Two (HS2) Limited
Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
United Utilities Water PLC
Network Rail

618A Stockport Road, Manchester, M13 0RQ
618B Stockport Road, Manchester, M13 0RQ
587B Stockport Road, Manchester, M13 0RX
587C Stockport Road, Manchester, M13 0RX
Flat 6, 587A Stockport Road, Manchester, M13 0RX
Flat 5, 587A Stockport Road, Manchester, M13 0RX
Flat 4, 587A Stockport Road, Manchester, M13 0RX
Flat 3, 587A Stockport Road, Manchester, M13 0RX
Flat 2, 587A Stockport Road, Manchester, M13 0RX
Flat 1, 587A Stockport Road, Manchester, M13 0RX
Unit 4, 601 Stockport Road, Manchester, M13 0RX
591B Stockport Road, Manchester, M13 0RX
591 Stockport Road, Manchester, M13 0RX
Ground Floor, 595C Stockport Road, Manchester, M13 0RX
595C Stockport Road, Manchester, M13 0RX
595D Stockport Road, Manchester, M13 0RX
595C - 595D Stockport Road, Manchester, M13 0RX
Rear Of 601, Stockport Road, Manchester, M12 6AL
Unit 3, 601 Stockport Road, Manchester, M13 0RX
Unit 1, 601 Stockport Road, Manchester, M13 0RX
Unit 2, 601 Stockport Road, Manchester, M13 0RX
Unit 5, 601 Stockport Road, Manchester, M13 0RX
593 Stockport Road, Manchester, M13 0RX
595E Stockport Road, Manchester, M13 0RX
595A Stockport Road, Manchester, M13 0RX
587 Stockport Road, Manchester, M13 0RX
595B Stockport Road, Manchester, M13 0RX
595F Stockport Road, Manchester, M13 0RX
First Floor, 595C - 595D Stockport Road, Manchester, M13 0RX
585 Stockport Road, Manchester, M13 0RX

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 Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH2

