

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133330/P3MAP/2022

Date registered valid: 22 March 2022

Proposal: Prior Approval for change of use of building from commercial, business and service (Class E) to dwellinghouse (Class C3a)

Address: 39 Great Ancoats Street, Manchester, M4 5AE

Ward(s): Ancoats & Beswick Ward

Applicant: Mr Mike Dillon C/o Agent

Agent (if any): Mr Stuart Vendy Veritas Planning Ltd PO Box No. 305, Manchester, M21 3BQ

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Withdrawn Withdrawn

Date of recommendation: 9 May 2022

Application details

Type of application: Prior approval- Class E-Dwell (Class MA)

Development type: Notifications

Date of site visit: 7 April 2022

Standard consultations:

Printed: 30 March 2022 Expired: 20 April 2022

Neighbour notifications

Printed: 30 March 2022 Expired: 20 April 2022

Site notice

Posted: Expired:

Press advert

Published: 5 April 2022 Expired: 26 April 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Ancoats Conservation Area 1989

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

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

Flat 13, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 15, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Ground Floor, 46 Great Ancoats Street, Manchester, M4 5AB
La Rosa, 36 - 38 Great Ancoats Street, Manchester, M4 5AB
Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Blossom Motor Company, 27 Gun Street, Manchester, M4 5DN
46 Great Ancoats Street, Manchester, M4 5AB
13A Blossom Street, Manchester, M4 5AF
27 Great Ancoats Street, Manchester, M4 5AJ
Bem Brasil, 60 Lever Street, Manchester, M1 1FJ
Flat 75, 11 Blossom Street, Manchester, M4 5BX
Flat 53, 11 Blossom Street, Manchester, M4 5BX
Flat 51, 11 Blossom Street, Manchester, M4 5BX
Flat 49, 11 Blossom Street, Manchester, M4 5BX
Flat 47, 11 Blossom Street, Manchester, M4 5BX
Flat 40, 11 Blossom Street, Manchester, M4 5BX
Flat 30, 11 Blossom Street, Manchester, M4 5BX
Flat 22, 11 Blossom Street, Manchester, M4 5BX
Flat 51, 13 Blossom Street, Manchester, M4 5AF
Flat 26, 13 Blossom Street, Manchester, M4 5AF
Flat 20, 13 Blossom Street, Manchester, M4 5AF
Flat 18, 13 Blossom Street, Manchester, M4 5AF
Flat 6, 13 Blossom Street, Manchester, M4 5AF
Flat 3, 13 Blossom Street, Manchester, M4 5AF
Flat 1, 13 Blossom Street, Manchester, M4 5AF
Flat 7, 2 George Leigh Street, Manchester, M4 5AL
Flat 5, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 12, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 71, 11 Blossom Street, Manchester, M4 5BX
Flat 68, 11 Blossom Street, Manchester, M4 5BX
Flat 65, 11 Blossom Street, Manchester, M4 5BX
Flat 37, 11 Blossom Street, Manchester, M4 5BX
Flat 32, 11 Blossom Street, Manchester, M4 5BX
Flat 27, 11 Blossom Street, Manchester, M4 5BX
Flat 23, 11 Blossom Street, Manchester, M4 5BX
Flat 18, 11 Blossom Street, Manchester, M4 5BX
Flat 9, 11 Blossom Street, Manchester, M4 5BX
Flat 6, 11 Blossom Street, Manchester, M4 5BX
Flat 1, 11 Blossom Street, Manchester, M4 5BX
Flat 44, 13 Blossom Street, Manchester, M4 5AF
Flat 43, 13 Blossom Street, Manchester, M4 5AF
Flat 40, 13 Blossom Street, Manchester, M4 5AF
Flat 31, 13 Blossom Street, Manchester, M4 5AF
Flat 28, 13 Blossom Street, Manchester, M4 5AF
Flat 16, 13 Blossom Street, Manchester, M4 5AF
Flat 88, 11 Blossom Street, Manchester, M4 5BX
Flat 84, 11 Blossom Street, Manchester, M4 5BX

Flat 80, 11 Blossom Street, Manchester, M4 5BX
Flat 66, 11 Blossom Street, Manchester, M4 5BX
Flat 63, 11 Blossom Street, Manchester, M4 5BX
Flat 61, 11 Blossom Street, Manchester, M4 5BX
Flat 45, 11 Blossom Street, Manchester, M4 5BX
Flat 25, 11 Blossom Street, Manchester, M4 5BX
Flat 24, 11 Blossom Street, Manchester, M4 5BX
Flat 16, 11 Blossom Street, Manchester, M4 5BX
Flat 14, 11 Blossom Street, Manchester, M4 5BX
Flat 38, 13 Blossom Street, Manchester, M4 5AF
Flat 34, 13 Blossom Street, Manchester, M4 5AF
Flat 29, 13 Blossom Street, Manchester, M4 5AF
Flat 25, 13 Blossom Street, Manchester, M4 5AF
Flat 22, 13 Blossom Street, Manchester, M4 5AF
Flat 11, 13 Blossom Street, Manchester, M4 5AF
Flat 1, 46 Great Ancoats Street, Manchester, M4 5AB
Flat 3, 2 George Leigh Street, Manchester, M4 5AL
Flat 9, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 7, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
PICCADILLY SAUNA, First And Second Floors, 36 - 38 Great Ancoats Street, Manchester, M4 5AB
44 Great Ancoats Street, Manchester, M4 5AB
Flat 70, 11 Blossom Street, Manchester, M4 5BX
Flat 54, 11 Blossom Street, Manchester, M4 5BX
Flat 50, 11 Blossom Street, Manchester, M4 5BX
Flat 38, 11 Blossom Street, Manchester, M4 5BX
Flat 33, 11 Blossom Street, Manchester, M4 5BX
Flat 29, 11 Blossom Street, Manchester, M4 5BX
Flat 20, 11 Blossom Street, Manchester, M4 5BX
Flat 19, 11 Blossom Street, Manchester, M4 5BX
Flat 45, 13 Blossom Street, Manchester, M4 5AF
Flat 42, 13 Blossom Street, Manchester, M4 5AF
Flat 7, 13 Blossom Street, Manchester, M4 5AF
Flat 5, 13 Blossom Street, Manchester, M4 5AF
Flat 2, 13 Blossom Street, Manchester, M4 5AF
Flat 2, 46 Great Ancoats Street, Manchester, M4 5AB
Flat 6, 2 George Leigh Street, Manchester, M4 5AL
2 George Leigh Street, Manchester, M4 5AL
Flat 8, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 11, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 1, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 83, 11 Blossom Street, Manchester, M4 5BX
Flat 77, 11 Blossom Street, Manchester, M4 5BX
Flat 76, 11 Blossom Street, Manchester, M4 5BX
Flat 74, 11 Blossom Street, Manchester, M4 5BX
Flat 56, 11 Blossom Street, Manchester, M4 5BX
Flat 42, 11 Blossom Street, Manchester, M4 5BX
Flat 39, 11 Blossom Street, Manchester, M4 5BX
Flat 34, 11 Blossom Street, Manchester, M4 5BX
Flat 21, 11 Blossom Street, Manchester, M4 5BX
Flat 11, 11 Blossom Street, Manchester, M4 5BX
Flat 10, 11 Blossom Street, Manchester, M4 5BX
Flat 7, 11 Blossom Street, Manchester, M4 5BX
Flat 2, 11 Blossom Street, Manchester, M4 5BX

Flat 41, 13 Blossom Street, Manchester, M4 5AF
Flat 32, 13 Blossom Street, Manchester, M4 5AF
Flat 24, 13 Blossom Street, Manchester, M4 5AF
Flat 17, 13 Blossom Street, Manchester, M4 5AF
Flat 12, 13 Blossom Street, Manchester, M4 5AF
Flat 8, 13 Blossom Street, Manchester, M4 5AF
Flat 4, 2 George Leigh Street, Manchester, M4 5AL
Flat 4, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 10, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
40 - 42 Great Ancoats Street, Manchester, M4 5AB
Flat 81, 11 Blossom Street, Manchester, M4 5BX
Flat 78, 11 Blossom Street, Manchester, M4 5BX
Flat 69, 11 Blossom Street, Manchester, M4 5BX
Flat 64, 11 Blossom Street, Manchester, M4 5BX
Flat 52, 11 Blossom Street, Manchester, M4 5BX
Flat 31, 11 Blossom Street, Manchester, M4 5BX
Flat 26, 11 Blossom Street, Manchester, M4 5BX
Flat 15, 11 Blossom Street, Manchester, M4 5BX
Flat 5, 11 Blossom Street, Manchester, M4 5BX
Flat 4, 11 Blossom Street, Manchester, M4 5BX
Flat 48, 13 Blossom Street, Manchester, M4 5AF
Flat 33, 13 Blossom Street, Manchester, M4 5AF
Flat 27, 13 Blossom Street, Manchester, M4 5AF
Flat 19, 13 Blossom Street, Manchester, M4 5AF
Flat 15, 13 Blossom Street, Manchester, M4 5AF
Flat 3, 46 Great Ancoats Street, Manchester, M4 5AB
Flat 9, 2 George Leigh Street, Manchester, M4 5AL
Flat 8, 2 George Leigh Street, Manchester, M4 5AL
Flat 5, 2 George Leigh Street, Manchester, M4 5AL
Flat 2, 2 George Leigh Street, Manchester, M4 5AL
Flat 6, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 3, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 2, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 14, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 1, 2 George Leigh Street, Manchester, M4 5AL
Flat 85, 11 Blossom Street, Manchester, M4 5BX
Flat 82, 11 Blossom Street, Manchester, M4 5BX
Flat 73, 11 Blossom Street, Manchester, M4 5BX
Flat 62, 11 Blossom Street, Manchester, M4 5BX
Flat 58, 11 Blossom Street, Manchester, M4 5BX
Flat 57, 11 Blossom Street, Manchester, M4 5BX
Flat 28, 11 Blossom Street, Manchester, M4 5BX
Flat 8, 11 Blossom Street, Manchester, M4 5BX
Flat 52, 13 Blossom Street, Manchester, M4 5AF
Flat 50, 13 Blossom Street, Manchester, M4 5AF
Flat 46, 13 Blossom Street, Manchester, M4 5AF
Flat 37, 13 Blossom Street, Manchester, M4 5AF
Flat 36, 13 Blossom Street, Manchester, M4 5AF
Flat 30, 13 Blossom Street, Manchester, M4 5AF
Flat 23, 13 Blossom Street, Manchester, M4 5AF
Flat 21, 13 Blossom Street, Manchester, M4 5AF
Flat 9, 13 Blossom Street, Manchester, M4 5AF
Flat 4, 13 Blossom Street, Manchester, M4 5AF
Flat 87, 11 Blossom Street, Manchester, M4 5BX

Flat 79, 11 Blossom Street, Manchester, M4 5BX
Flat 72, 11 Blossom Street, Manchester, M4 5BX
Flat 67, 11 Blossom Street, Manchester, M4 5BX
Flat 86, 11 Blossom Street, Manchester, M4 5BX
Flat 60, 11 Blossom Street, Manchester, M4 5BX
Flat 59, 11 Blossom Street, Manchester, M4 5BX
Flat 55, 11 Blossom Street, Manchester, M4 5BX
Flat 48, 11 Blossom Street, Manchester, M4 5BX
Flat 46, 11 Blossom Street, Manchester, M4 5BX
Flat 44, 11 Blossom Street, Manchester, M4 5BX
Flat 43, 11 Blossom Street, Manchester, M4 5BX
Flat 41, 11 Blossom Street, Manchester, M4 5BX
Flat 36, 11 Blossom Street, Manchester, M4 5BX
Flat 35, 11 Blossom Street, Manchester, M4 5BX
Flat 13, 11 Blossom Street, Manchester, M4 5BX
Flat 12, 11 Blossom Street, Manchester, M4 5BX
Flat 3, 11 Blossom Street, Manchester, M4 5BX
Flat 17, 11 Blossom Street, Manchester, M4 5BX
Flat 49, 13 Blossom Street, Manchester, M4 5AF
Flat 47, 13 Blossom Street, Manchester, M4 5AF
Flat 35, 13 Blossom Street, Manchester, M4 5AF
Flat 14, 13 Blossom Street, Manchester, M4 5AF
Flat 13, 13 Blossom Street, Manchester, M4 5AF
Flat 10, 13 Blossom Street, Manchester, M4 5AF
Flat 39, 13 Blossom Street, Manchester, M4 5AF
48 Great Ancoats Street, Manchester, M4 5AB

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre 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
Conservation Area - Ancoats Conservation Area 1989
Area Team Boundary - Name: NORTH1