MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	128149/FO/2020
Date registered valid:	16 October 2020
Proposal:	Installation of plant, including metal louvres and relocation of the LV switchroom.
Address:	Printworks , Withy Grove, Manchester, M4 2BS
Ward(s):	Piccadilly Ward
Applicant:	DTZ Investors C/o Agent
Agent (if any):	Mrs Heather Lindley-Clapp Nexus Planning Eastgate, 2 Castle Street, Castlefield, Manchester, M34LZ
Case officer:	Eve Woolstencroft Tel: 0161 234 4533 Email: eve.woolstencroft@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	7 February 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:
Printed: 21 October 2020 Expired: 11 November 2020

Neighbour notifications
Printed: 21 October 2020 Expired: 11 November 2020

Site notice
Posted: Expired:

Press advert
Published: 27 October 2020 Expired: 17 November 2020

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Not applicable

Conservation area: Shudehill Conservation Area 1987

Tree Preservation Order:

Description of Site/Area
The application relates to a building named the Printworks, which is bounded by Withy Grove, Garden Street, Well Street, Dantzic Street, Balloon Street and Corporation Street, and is located within the Shudehill Conservation Area. The property is a former printing works and is used as an entertainment complex with internal streets, night clubs, bars, restaurants and a cinema.

Surrounding uses include the Arndale Shopping Centre, the Football Museum, Chetham's School of Music, Victoria Train Station, Shudehill transport interchange, a hotel, residential accommodation, offices, bars, restaurants and shops.

Description of Development
The submitted applications seeks planning permission for the installation of plant, including metal louvres and relocation of the LV switchroom.

Consultations & Notification Responses

Local residents were notified however no responses were received.

Environmental Health - Recommendation of a condition requiring acoustic treatment to new/relocated plant. Upon receipt of further information and clarification with regards to the description of development received on the 10th of December 2021

Policy

The following policy and guidance is considered relevant to the consideration of this application:
-Saved policy DC26 of the UDP;
-Policies DM1, SP1 and EN3 of the Core Strategy;
-The Guide to Development in Manchester (SPD);
-National Planning Policy Framework (NPPF)

Residential Amenity and Noise
The proposal relates to the roof top of the Printworks which already hosts a significant amount of plant and machinery. These proposals seek the installation of additional plant (metal louvers) and the effective relocation of a LV switch room which, in its current location, is no longer fit-for-purpose. The applicant has confirmed that the switchboard will not generate any noise and the new louvres will not provide a path for any noise breakout. The proposals therefore would not generate any significant concerns with regards to impacts on residential amenity through additional noise into the surrounding environment in accordance with Core Strategy policy DM1 and Save UDP policy DC26.

Visual Amenity

The proposals are sited to ensure that there will be no visual impacts from street level either to the non-designated asset, surrounded listed buildings or to the wider Shudehill Conservation Area.

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 polices 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: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan, policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

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

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Received by the City Council as Local Planning Authority on 29 September 2020:

-Location Plan (CDA, ref: PRW-CDA-ZZ-00-DR-A-PL-0100P2)
-Block Plan (CDA, ref: PRW-CDA-ZZ-00-DR-A-PL-0101P2)
-Existing Roof Level Plan (CDA, ref: PWM-CDA-01-RF-DR-A-(PL)0104)
-Proposed Roof Level Plan (CDA, ref: PWM-CDA-01-RF-DR-A-(PL)0112)
-Existing Elevations Withy Grove and Corporation Street (CDA, ref: PWM-CDA-01-ZZ-DR-A-(PL)0102)
-Existing Corporation Street Entrance (CDA, ref: PWM-CDA-01-ZZ-DR-A-(PL)0103)
-Proposed Elevations - Withy Grove (CDA, ref: PWM-CDA-01-ZZ-DR-A-(PL)0110)
-Proposed Elevations - Corporation Street (CDA, ref: PWM-CDA-01-ZZ-DR-A-(PL)0111)
-Existing 3D Views (CDA, ref: PWM-CDA-ZZ-ZZ-DR-A-(PL)0105)
-Proposed 3D Views (CDA, ref: PWM-CDA-ZZ-ZZ-DR-A-(PL)0113)

-Email from Euan Connolly dated 10 December 2021

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

The Works, 33 Withy Grove, Manchester, M4 2BJ
The Cooperative Food Store, Corporation Street, Manchester, M4 4BE
5 Well Street, Manchester, M4 2AG
Second Floor To Fourth Floor, 21 - 23 Shudehill, Manchester, M4 2AF
Flat 2, 15 Well Street, Manchester, M4 2AG
7 Shudehill, Manchester, M4 2AF
The Rabbit In The Moon Urbis, Cathedral Gardens, Corporation Street, Manchester, M4 3BG
National Football Museum Urbis, Cathedral Gardens, Corporation Street, Manchester, M4 3BG
31 Withy Grove, Manchester, M4 2BJ
Unit 10, The Printworks, Withy Grove, Manchester, M4 2BS
Hard Rock Casino, Withy Grove, Manchester, M4 2BS
Time Out, Withy Grove, Manchester, M4 2BS
23 Shudehill, Manchester, M4 2AF
Flat 403, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 402, The Works, 33 Withy Grove, Manchester, M4 2BJ
First Floor, Pleer House, 1 Fennel Street, Manchester, M4 3DU
Ground Floor, 15 Shudehill, Manchester, M4 2AF
Flat 1, 15 Shudehill, Manchester, M4 2AF
Flat 4, 15 Shudehill, Manchester, M4 2AF
Basement, 5 Well Street, Manchester, M4 2AB
Basement To First Floor, 7 - 9 Thorniley Brow, Manchester, M4 2AB
Ground Floor, 7 - 9 Thorniley Brow, Manchester, M4 2AB
Treetop Adventure Golf, Unit 17A, The Printworks, 7 Dantzic Street, Manchester, M4 2AD
Ground Floor And First Floor, 5 Well Street, Manchester, M4 2AB
Ground Floor, 23 Shudehill, Manchester, M4 2AF
Flat 1, 15 Well Street, Manchester, M4 2AG
13 Shudehill, Manchester, M4 2AF
4 Dantzic Street, Manchester, M4 2AD
Flat 40, 8 Dantzic Street, Manchester, M4 2AD
Pleer House, 1 Fennel Street, Manchester, M4 3DU
Flat 601, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 604, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 801, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 702, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 603, The Works, 33 Withy Grove, Manchester, M4 2BJ
Ground Floor, 19 Shudehill, Manchester, M4 2AF
Unit 21 And 22, The Printworks, Withy Grove, Manchester, M4 2BS
Level 2, 23 Shudehill, Manchester, M4 2AF
Units 11 And 12, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 16 To 17, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 23A, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 3A, The Printworks, Withy Grove, Manchester, M4 2BS
Flat 33, 8 Dantzic Street, Manchester, M4 2AD
Flat 24, 8 Dantzic Street, Manchester, M4 2AD
Flat 18, 8 Dantzic Street, Manchester, M4 2AD
Flat 8, 8 Dantzic Street, Manchester, M4 2AD
Flat 203, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 103, The Works, 33 Withy Grove, Manchester, M4 2BJ
The Printworks, Withy Grove, Manchester, M4 2BS
Second Floor, The Printworks, Withy Grove, Manchester, M4 2BS

Unit 20, The Printworks, Withy Grove, Manchester, M4 2BS
19 Shudehill, Manchester, M4 2AF
Flat 39, 8 Dantzic Street, Manchester, M4 2AD
Flat 32, 8 Dantzic Street, Manchester, M4 2AD
Flat 31, 8 Dantzic Street, Manchester, M4 2AD
Flat 29, 8 Dantzic Street, Manchester, M4 2AD
Flat 25, 8 Dantzic Street, Manchester, M4 2AD
Flat 2, 8 Dantzic Street, Manchester, M4 2AD
Flat 602, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 501, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 106, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 401, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 302, The Works, 33 Withy Grove, Manchester, M4 2BJ
1 Balloon Street, Manchester, M4 4BE
11 Shudehill, Manchester, M4 2AF
The Printworks, Corporation Street, Manchester, M4 2BS
Unit 4, The Printworks, Withy Grove, Manchester, M4 2BS
Flat 17, 8 Dantzic Street, Manchester, M4 2AD
Flat 9, 8 Dantzic Street, Manchester, M4 2AD
Flat 1, 8 Dantzic Street, Manchester, M4 2AD
10 Dantzic Street, Manchester, M4 2AD
Flat 803, The Works, 33 Withy Grove, Manchester, M4 2BJ
15 Shudehill, Manchester, M4 2AF
21 - 23 Shudehill, Manchester, M4 2AF
Units 5 And 6, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 13, The Printworks, Withy Grove, Manchester, M4 2BS
Flat 37, 8 Dantzic Street, Manchester, M4 2AD
Flat 27, 8 Dantzic Street, Manchester, M4 2AD
Flat 20, 8 Dantzic Street, Manchester, M4 2AD
Flat 305, The Works, 33 Withy Grove, Manchester, M4 2BJ
9 Shudehill, Manchester, M4 2AF
Level 3, 23 Shudehill, Manchester, M4 2AF
Level 1, 23 Shudehill, Manchester, M4 2AF
Flat 34, 8 Dantzic Street, Manchester, M4 2AD
Flat 10, 8 Dantzic Street, Manchester, M4 2AD
Flat 6, 8 Dantzic Street, Manchester, M4 2AD
Flat 4, 8 Dantzic Street, Manchester, M4 2AD
Flat 703, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 503, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 304, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 101, The Works, 33 Withy Grove, Manchester, M4 2BJ
21 Shudehill, Manchester, M4 2AF
Unit 14, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 19, The Printworks, Withy Grove, Manchester, M4 2BS
Flat 30, 8 Dantzic Street, Manchester, M4 2AD
Flat 28, 8 Dantzic Street, Manchester, M4 2AD
Flat 22, 8 Dantzic Street, Manchester, M4 2AD
Flat 19, 8 Dantzic Street, Manchester, M4 2AD
Flat 15, 8 Dantzic Street, Manchester, M4 2AD
Flat 12, 8 Dantzic Street, Manchester, M4 2AD
Flat 11, 8 Dantzic Street, Manchester, M4 2AD
Flat 3, 8 Dantzic Street, Manchester, M4 2AD
Flat 504, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 303, The Works, 33 Withy Grove, Manchester, M4 2BJ

Flat 802, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 404, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 3, 15 Shudehill, Manchester, M4 2AF
Flat 104, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 102, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 901, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 2, 15 Shudehill, Manchester, M4 2AF
35 - 39 Withy Grove, Manchester, M4 2BJ
2 Dantzic Street, Manchester, M4 2AD
First Floor, 19 Shudehill, Manchester, M4 2AF
Second Floor, 19 Shudehill, Manchester, M4 2AF
Kiosk, The Printworks, Withy Grove, Manchester, M4 2BS
Units 2 An 2C, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 18, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 1A, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 3, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 2C, The Printworks, Withy Grove, Manchester, M4 4BS
Unit 15, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 1, The Printworks, Withy Grove, Manchester, M4 2BS
STARBUCKS, 75 Hanging Ditch, Manchester, M4 3DU
25 - 27 Shudehill, Manchester, M4 2AF
17 Shudehill, Manchester, M4 2AF
Flat 38, 8 Dantzic Street, Manchester, M4 2AD
Flat 35, 8 Dantzic Street, Manchester, M4 2AD
Flat 23, 8 Dantzic Street, Manchester, M4 2AD
Flat 21, 8 Dantzic Street, Manchester, M4 2AD
Flat 16, 8 Dantzic Street, Manchester, M4 2AD
Flat 902, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 701, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 205, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 26, 8 Dantzic Street, Manchester, M4 2AD
Flat 14, 8 Dantzic Street, Manchester, M4 2AD
Flat 7, 8 Dantzic Street, Manchester, M4 2AD
Flat 36, 8 Dantzic Street, Manchester, M4 2AD
Flat 5, 8 Dantzic Street, Manchester, M4 2AD
Flat 502, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 204, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 201, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 105, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 301, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 202, The Works, 33 Withy Grove, Manchester, M4 2BJ
29 Withy Grove, Manchester, M4 2BJ

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
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Shudehill Conservation Area 1987
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CITY1