MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	131469/LO/2021
Date registered valid:	7 September 2021
Proposal:	LISTED BUILDING CONSENT Change of use from former boiler house of the mill to form 3no. dwellings together with associated elevational alterations and car parking
Address:	Block E , 12 Pollard Street, Manchester, M4 7AU
Ward(s):	Ancoats & Beswick Ward
Applicant:	Mr Carl Woods Block E , 12 Pollard Street, Manchester, M4 7AU
Agent (if any):	Philip Lambert Philip Lambert Architecture 3 Eastbourne Grove, Bolton, BL1 5TR
Case officer:	Sue Wills Tel: 0161 234 4524 Email: sue.wills@manchester.gov.uk
Recommendation:	Withdrawn
Date of recommendation:	**03.12.2021**

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:
Printed: 10 September 2021 Expired: 1 October 2021

Neighbour notifications
Printed: 10 September 2021 Expired: 1 October 2021

Site notice
Posted: 17 September 2021 Expired: 8 October 2021

Press advert
Published: 21 September 2021 Expired: 12 October 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

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 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: 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

Historic England (North West)

Ground Floor, Block A, 12 Pollard Street, Manchester, M4 7AJ
Ground Floor, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 16, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 5, 6A Pollard Street, Manchester, M4 7BP
Flat 3, 6A Pollard Street, Manchester, M4 7BP
Flat 2, 6A Pollard Street, Manchester, M4 7BP
8A Pollard Street, Manchester, M4 7DS
Hetherington's Cafe Bar, 8 Pollard Street, Manchester, M4 7DS
Flat P02, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 54, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 43, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 22, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 15, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 14, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 9, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 7, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 19, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 8, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 21, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 16, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 11, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 27, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 24, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 13, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 7, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 52, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 44, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 39, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 31, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 23, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 14, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 9, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 14, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 7, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 13, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 2, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 10, 6 Pollard Street, Manchester, M4 7BN
Flat 3, 10 Pollard Street, Manchester, M4 7DS
Flat 2, 10 Pollard Street, Manchester, M4 7DS
Flat 48, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 45, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 38, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 29, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 28, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 26, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 25, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 21, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 18, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 5, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 3, Block A, 12 Pollard Street, Manchester, M4 7AJ

Flat 10, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 5, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 1, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 31, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 10, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 11, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 54, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 51, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 43, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 40, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 38, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 37, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 14, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 9, 6 Pollard Street, Manchester, M4 7BN
Flat 6, 6 Pollard Street, Manchester, M4 7BN
Flat 5, 6 Pollard Street, Manchester, M4 7BN
Flat 5, 10 Pollard Street, Manchester, M4 7DS
Flat 55, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 35, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 31, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 30, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 27, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 13, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 4, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 1, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 3, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 13, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 9, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 34, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 20, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 53, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 50, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 45, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 22, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 6, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 6, 6A Pollard Street, Manchester, M4 7BP
Flat 4, 6A Pollard Street, Manchester, M4 7BP
Flat 7, 6 Pollard Street, Manchester, M4 7BN
12E Pollard Street, Manchester, M4 7AL
12D Pollard Street, Manchester, M4 7AL
12C Pollard Street, Manchester, M4 7AL
Flat 10, 10 Pollard Street, Manchester, M4 7DS
Flat P01, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 58, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 57, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 16, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 51, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 49, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 46, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 12, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 6, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 41, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 36, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 33, Block E, 12 Pollard Street, Manchester, M4 7AU

Flat 25, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 6, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 2, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 48, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 46, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 34, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 5, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 1, 6A Pollard Street, Manchester, M4 7BP
Flat 8, 6 Pollard Street, Manchester, M4 7BN
Flat 15, 10 Pollard Street, Manchester, M4 7DS
Flat 11, 10 Pollard Street, Manchester, M4 7DS
Flat P03, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 41, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 40, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 34, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 33, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 24, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 23, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 17, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 11, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 8, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 35, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 30, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 12, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 42, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 21, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 7, 6A Pollard Street, Manchester, M4 7BP
12B Pollard Street, Manchester, M4 7AL
Flat 8, 10 Pollard Street, Manchester, M4 7DS
Flat 1, 10 Pollard Street, Manchester, M4 7DS
Flat P05, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 59, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 37, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 32, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 2, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 29, Block C, 12 Pollard Street, Manchester, M4 7AL
22 Pollard Street, Manchester, M4 7AN
Flat 3, 6 Pollard Street, Manchester, M4 7BN
Flat 1, 6 Pollard Street, Manchester, M4 7BN
Flat 2, 6 Pollard Street, Manchester, M4 7BN
Flat 32, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 4, 6 Pollard Street, Manchester, M4 7BN
Flat 36, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 8, Block B, 12 Pollard Street, Manchester, M4 7AJ
12F Pollard Street, Manchester, M4 7AL
Flat 2, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 1, Block C, 12 Pollard Street, Manchester, M4 7AL
12A Pollard Street, Manchester, M4 7AL
Flat 49, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 28, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 4, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 22, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 18, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 17, Block C, 12 Pollard Street, Manchester, M4 7AL

Flat 15, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 5, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 15, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 56, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 29, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 23, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 16, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 10, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 8, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat P04, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 4, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 14, 10 Pollard Street, Manchester, M4 7DS
Flat 13, 10 Pollard Street, Manchester, M4 7DS
Flat 6, 10 Pollard Street, Manchester, M4 7DS
Flat 50, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 44, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 42, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 39, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 19, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 10, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 47, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 7, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 33, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 3, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 32, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 18, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 17, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 15, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 11, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 3, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 9, 10 Pollard Street, Manchester, M4 7DS
Flat 7, 10 Pollard Street, Manchester, M4 7DS
Flat 4, 10 Pollard Street, Manchester, M4 7DS
Flat 12, 10 Pollard Street, Manchester, M4 7DS
Flat 56, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 53, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 47, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 36, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 20, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 57, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 55, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 28, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 26, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 9, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 25, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 12, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 52, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 6, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 4, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 1, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 35, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 30, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 27, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 26, Block E, 12 Pollard Street, Manchester, M4 7AU

Flat 24, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 20, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 19, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 12, Block E, 12 Pollard Street, Manchester, M4 7AU

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH2