

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131979/FO/2021

Date registered valid: 5 November 2021

Proposal: Erection of front and rear dormers together with first floor extension and installation of external staircase to form 6 self contained residential apartments (Use Class C3a) with associated elevational alterations

Address: First Floor Of 74 - 76 Old Church Street, Manchester, M40 2JD

Ward(s): Miles Platting & Newton Heath Ward

Applicant: Properidge Ltd 74 - 76 Old Church Street, Manchester, M40 2JD

Agent (if any): Mr. Niamat Ali NA Design 47 Egerton Road South, Manchester, M21 0YW

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Withdrawn

Date of recommendation: 21 December 2021

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit:

Standard consultations:

Printed: 24 November 2021

Expired: 15 December 2021

Neighbour notifications

Printed: 24 November 2021

Expired: 15 December 2021

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:

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

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
Environmental Health
Greater Manchester Police

78A Old Church Street, Manchester, M40 2JF
45 Old Church Street, Manchester, M40 2JN
45A Old Church Street, Manchester, M40 2JN
76 Old Church Street, Manchester, M40 2JF
74 Old Church Street, Manchester, M40 2JF
3 Millwright Street, Manchester, M40 2JG
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
Top Floor Flat, 47 Old Church Street, Manchester, M40 2JN
Flat, 70 Old Church Street, Manchester, M40 2JF
78 Old Church Street, Manchester, M40 2JF
39A Old Church Street, Manchester, M40 2JN
43 Old Church Street, Manchester, M40 2JN
39 Old Church Street, Manchester, M40 2JN
47 Old Church Street, Manchester, M40 2JN
41 Old Church Street, Manchester, M40 2JN
37 Old Church Street, Manchester, M40 2JN
80 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