

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131885/FO/2021

Date registered valid: 11 October 2021

Proposal: Change of Use of the Ground Floor of the Eastern Wing of Turing House from Class E (Offices) to Sui Generis (3D Printing Facility) and Installation of Five Louvres and an Air Brick

Address: Turing House, 5 Archway, Manchester, M15 5RL

Ward(s): Hulme Ward

Applicant: Manchester Metropolitan University, C/o Agent

Agent (if any): Miss Jennifer Chatfield, Deloitte LLP, 2 Hardman Street, Manchester, M3 3HF

Case officer: Jennifer Connor
Tel: 0161 234 4545
Email: jennifer.connor@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 17.12.2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 30.11.2021

Standard consultations:

Printed: 26 October 2021 Expired: 16 November 2021

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: 4 November 2021 Expired: 25 November 2021

Press advert

Published: 2 November 2021 Expired: 23 November 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

The application site is Turing House in Hulme in the Archway business park adjacent to Princess Road. This application follows the approval of application 125814/FO/2019 for The temporary change of use of the ground floor of the eastern wing of Turing House, from Class B1 (offices) to sui generis (3D printing facility).

Listed building: Not applicable

Conservation area: Not Applicable

Tree Preservation Order: Not applicable

Description of development

Change of Use of the Ground Floor of the Eastern Wing of Turing House from Class E (Offices) to Sui Generis (3D Printing Facility) and Installation of Five Louvres and an Air Brick

Consultations & Notification Responses

No representations received

Environmental Health – No objection subject to the imposition of a condition relating to noise.

Issues

Principle of the use - The proposed use would not be out of keeping with the surrounding uses of offices.

Amenity - The proposed use would require the installation of louvres and an air brick. The impact on visual amenity is considered negligible. The impact as a result of the proposed louvres has been considered by environmental health and no issues have been raised subject to the imposition of a condition.

Access - Full and direct level access would be provided into and throughout the ground floor unit.

Waste – Waste Management details have been submitted and assessed and being acceptable.

In view of the above, it is considered that the proposals would be in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester.

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: Approve

Article 35 Declaration

In assessing the merits of a planning application, officers have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application.

Condition(s) to be attached to decision for approval

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:

Site Location Plan;
1001 Turing House General Arrangement as Existing;
1002 Turing House General Arrangement as Proposed;

1010 Turing House Existing Roof Plan South Elevation and Typical Existing Window Detail;
1015 Turing House Proposed Roof Plan South Elevation and Typical Proposed Window Louvre Detail;
125814_FO_2019-EAST_ELEVATION-1352315;
125814_FO_2019-LOUVRE__BUILD-IN__WALL_GRILLE_-
_TECHNICAL_DATA_SHEET-1352312; and
Waste Proforma, prepared by the Applicant.

Received 11 October 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.

3. Before first occupation of the development the building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

4. The storage and disposal of waste shall be undertaken in accordance with the drawings and information submitted with the application and shall remain in situ whilst the development is in operation.

Reason - In the interests of visual and residential amenity, pursuant to Policy DM1 in the Core Strategy Development Plan Document.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Appendix 2 – Planning constraints

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(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: SOUTH