

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131922/FO/2021

Date registered valid: 9 November 2021

Proposal: Change of use from offices to dual use as an office (Use Class E (g) (i)) and a tattoo studio (Sui Generis)

Address: 54-58 Great Ancoats Street, Manchester, M4 5AB

Ward(s): Piccadilly Ward

Applicant: La Petite Mort Tattoos Ltd C/o Agent

Agent (if any): Mr Murray Graham Nexus Planning Eastgate, 2 Castle Street, Castlefield, Manchester, M3 4LZ

Case officer: Eve Woolstencroft
Tel: 0161 234 4533
Email: eve.woolstencroft@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 31 December 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 16 November 2021

Expired: 7 December 2021

Neighbour notifications

Printed: 16 November 2021

Expired: 7 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site/Area

The applications site relates to an existing second-floor self-contained office located within the building at 54-58 Great Ancoats Street. The building is a 3-storey red brick building that is currently in use as an office block.

Description of Development

The application seeks planning permission of a change of use from offices to dual use as an office (Use Class E (g) (i)) and a tattoo studio (Sui Generis).

Planning History

Change of use of the first floor of the premises as a health and beauty salon ('sui generis') (ref. 096272/FU/2011/C2) APPROVED 25 July 2011

Consultations & Notification Responses

Local residents were notified, and a site notice posted for 21 days. No responses were received.

Environmental Health

The proposed hours and waste management strategy are acceptable.

Highways

The site is well served in terms of sustainable modes given its prominent city centre location, including Metrolink services at the walkable Piccadilly stop, which links with rail services at Piccadilly and Victoria train stations, with bus routes at Piccadilly Gardens. It is therefore accepted that a number of visitors will arrive on-foot or via sustainable modes, many of which will form linked or pass-by trips associated with other City Centre businesses.

It is anticipated that the proposals are unlikely to generate a significant increase in the level of vehicular trips therefore they do not raise any network capacity concerns. The development has no on-site parking, however being located in the City Centre it is considered highly accessible by public transport. The lack of parking is therefore accepted.

Waste management arrangements will fall in line with the existing building arrangements which is acceptable from a highway perspective. The applicant will be responsible for monitoring waste and altering waste collections with licensed waste contractors as necessary. Pedestrian access arrangements are acceptable

Policy

The following policy and guidance is considered relevant to the consideration of this application:

- Policies DM1, SP1, T2, EN19, EC1-3;
- Saved policy DC26 of the UDP;
- National Planning Policy Framework;

Principle

Having regard to the existing Planning Policy Framework, City Council policy and national planning guidance, the principle of the development is considered acceptable.

In this case, the use of this vacant commercial unit to a tattoo shop, within the city centre is considered to represent an effective and appropriate use of space which would contribute to the city's economic growth and employment priorities.

The host building and surrounding environment is commercial in context and together with existing levels of activity in the area, the number of staff/floorspace ratio and the proposed hours of use, it is not anticipated that the use would give rise to any negative effects upon amenity.

In light of the above, the proposed use is considered acceptable and an appropriate land use for a city centre location.

Amenity

Environmental Health have recommended conditions in relation to waste and opening hours will be applied to the approval.

Access

The applicant has provided an assessment of the possibility of providing full access into and throughout the premises.

There is no existing lift in the building itself and the existing entrances are narrow and are not level with the street. The entrance lobbies are also very limited in size with existing stairs leading to the first floor and there are a further two steps from the first floor landing into the first floor premises. Given the structural and spatial restrictions imposed by the building footprint and

layout, it would not be feasible at this time to provide full disabled access to this part of the building.

The applicant has however stated that they would provide colour contrast including to highlight entrances, luminance contrast at the top landing of the stair, strong even lighting throughout the premises, handrails to both sides of the front and side stairs and to one side of the two steps at the first floor entrance and slip resistant flooring in corridors to assist people with disabilities.

The proposals are therefore considered to be in accordance with Policy DM1 of the Core Strategy.

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 an application officers sought to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application.

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:

- Location Plan received by the City Council as Local Planning Authority on 14 October 2021.
- Site Plan received by the City Council as Local Planning Authority on 14 October 2021.

-Proposed Second Floor Plan ref. 202 received by the City Council as Local Planning Authority on 14 October 2021.
-Existing Ground Floor Plan As Built ref. 1123.200 received by the City Council as Local Planning Authority on 09 November 2021.
-Existing First Floor Plan As Built ref. 1123.201 received by the City Council as Local Planning Authority on 09 November 2021.
-Existing Second Floor Plan as Built ref. 1123.202 received by the City Council as Local Planning Authority on 09 November 2021.
-Disabled Access Arrangements received by the City Council as Local Planning Authority on 09 November 2021.
-Waste Proforma And Waste Management Plan received by the City Council as Local Planning Authority on 29 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) The use hereby approved shall only be implemented in accordance with the submitted Waste Proforma And Waste Management Plan received by the City Council as Local Planning Authority on 29 October 2021.

The waste bins should not obstruct the footway on waste collection days.

The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of residential amenity and public health, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

4) No part of the premises shall be open outside the following hours:-

9:00am to 7pm daily

Reason - In interests of residential amenity, in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy

5) The approved scheme to improve disabled access into and throughout the premises shall be implemented in advance of the commencement of the use. The measures as detailed in the Disabled Access Arrangements received by the City Council as Local Planning Authority on 09 November 2021 shall then be retained and operational for the duration of the use.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of policies CC10, T2, SP1 and DM1 of the Adopted Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

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 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 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 81, 11 Blossom Street, Manchester, M4 5BX
Flat 78, 11 Blossom Street, Manchester, M4 5BX
Flat 85, 11 Blossom Street, Manchester, M4 5BX
Flat 82, 11 Blossom Street, Manchester, M4 5BX
Flat 87, 11 Blossom Street, Manchester, M4 5BX
Flat 79, 11 Blossom Street, Manchester, M4 5BX
Flat 86, 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 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 72, 11 Blossom Street, Manchester, M4 5BX
Flat 67, 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 46, 11 Blossom Street, Manchester, M4 5BX
Flat 44, 11 Blossom Street, Manchester, M4 5BX
Flat 43, 11 Blossom Street, Manchester, M4 5BX
Flat 48, 11 Blossom Street, Manchester, M4 5BX
Flat 41, 11 Blossom Street, Manchester, M4 5BX
Flat 35, 11 Blossom Street, Manchester, M4 5BX
Flat 17, 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 36, 11 Blossom Street, Manchester, M4 5BX
115 Newton Street, Manchester, M1 1EF
80 Newton Street, Manchester, M1 1EE
52 Great Ancoats Street, Manchester, M4 5AB
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 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 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

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) 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(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: CITY2

