

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132310/FO/2021

Date registered valid: 24 November 2021

Proposal: Change of use from Class C3 single dwelling house to Class C4 five bedroom House in Multiple Occupation

Address: 18 Hamilton Road, Manchester, M13 0PB

Ward(s): Longsight Ward

Applicant: Mr Imran Zahid 18 Hamilton Road, Manchester, M13 0PB

Agent (if any): Mr Nasar Ishfaq JAAN Architects Ltd 37 Sudbury Drive, Stockport, SK8 3BT

Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: Withdrawn

Date of recommendation: 18 January 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 2 December 2021 Expired: 23 December 2021

Neighbour notifications

Printed: 2 December 2021 Expired: 23 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:

Withdrawn by email dated 17 January 2022

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Lower Ground Floor Unit 31, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 33, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Unit 53, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 37, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Unit 51, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Unit 54, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 28, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 23, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 25, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Unit 55, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 36, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 1, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Unit 57, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 26, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 4, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 12, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 7, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 9, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Cafe, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Unit 47 And 48, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Unit 38, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Studio 10, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Studio 7, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Studio 6, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
First Floor Studio 11, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
First Floor Studio 18, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
First Floor Studio 17, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
First Floor Studio 21, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 21, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Unit 2, 20A Stamford Road, Manchester, M13 0SN
Unit 4, 20A Stamford Road, Manchester, M13 0SN
Unit 3, 20A Stamford Road, Manchester, M13 0SN
Unit 1, 20A Stamford Road, Manchester, M13 0SN
Longsight Business Park, Hamilton Road, Manchester, M13 0PD
26 Meade Grove, Manchester, M13 0SG
20 Hamilton Road, Manchester, M13 0PB
28 Meade Grove, Manchester, M13 0SG
16 Hamilton Road, Manchester, M13 0PB
14 Hamilton Road, Manchester, M13 0PB
12 Hamilton Road, Manchester, M13 0PB
Upper Ground Floor Unit 52, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Unit 50, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Studio 9, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Studio 8, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Studio 9, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Studio 8, Longsight Business Park, Hamilton Road, Manchester, M13 0PD

Unit 42 Upper Ground Floor, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Unit 41 Upper Ground Floor, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Unit 40 Upper Ground Floor, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 34, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Unit 39, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Studio 5, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Studio 4, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 32, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
First Floor Studio 15, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
First Floor Studio 14, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
First Floor Studio 13, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
First Floor Studio 12, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Studio 3, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Studio 1, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Studio 2, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
MAXTOP TRADING LIMITED, Upper Ground Floor Unit 45, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
First Floor Studio 20, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
First Floor Studio 19, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
First Floor Studio 16, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Unit 56, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Unit 49, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Unit 46, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Unit 43, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Upper Ground Floor Unit 44, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 27, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 3, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 2, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 8, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 13, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 14, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 22, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 16, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 20, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 17, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 19, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 18, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 29, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 15, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 11, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 24, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 6, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 5, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 10, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 30, Longsight Business Park, Hamilton Road, Manchester, M13 0PD
Lower Ground Floor Unit 35, Longsight Business Park, Hamilton Road, Manchester, M13 0PD

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) -
Area Team Boundary - Name: NORTH2