

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130804/FO/2021

Date registered valid: 21 June 2021

Proposal: Elevational alterations involving the removal of the existing louvre grill and its replacement with a full height external door to form new access to internal car parking, Works to Southall Street elevation.

Address: 30-34 Southall Street, Manchester, M3 1LG

Ward(s): Cheetham Ward

Applicant: Gary Macarthur GH Property (Manchester) Ltd 36 Southall Street, Manchester, M3 1LG

Agent (if any): Mr Yaqoob Malik Footprint Design Ltd The Innovation Centre, Brunswick Street Nelson, BB9 0PQ

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 31 August 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 4th August

Standard consultations:

Printed: 28 June 2021 Expired: 19 July 2021

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: 4 August 2021 Expired: 25 August 2021

Press advert

Published: 6 July 2021 Expired: 27 July 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site is situated within the heart of the Strangeways area of Manchester and a short distance to the east of Bury New Road - a main arterial route into and out of the city centre.

The application relates to a commercial / residential premises identified as 30-34 Southall Street, the section that relates to this application is currently being used as residential apartments.

The application site relates to a large, attractive, part 3 part 5 storey (including basement), red brick, building (Globe House), which together with residential apartments also has office commercial uses within the same building. It is situated at the corner of Southall Street and Carnarvon Street. Prior approval permission was granted by way of permission ref:123141/P3OPA/2019 for the conversion of part of the building to apartments. This is the part of the building identified as 30-34 Southall Street, and is the subject of this application.

The building forms part of an urban block, which along with adjoining buildings, forms a U-shaped layout, the central courtyard of which is used for parking. The application site allows for 10 off-road spaces accessed from the rear of the site off Cheviot Street.

Opposite the site on the other side of Southall St is the Grade II listed Victorian prison complex known as HMP Strangeways.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

It is in the industrial and commercial area of Cheetham Hill. The area contains largely commercial warehouses and storage units associated with wholesale and retail activities. Aside

from HMP Strangeways which is situated directly opposite, the locality contains a vast array of wholesale cash and carry businesses which serves the city and the surrounding region. The majority of the properties are of little architectural merit.

The area is largely characterised by light industry, including warehouses and depots. Many of the businesses comprise of low-rise, buildings with large floor plates within a strong grid street pattern.

Description of development

Planning permission is sought for elevational alterations to the existing building in order to provide pedestrian access to the basement car park.

The alterations in this case involve changes to the street facing elevations on Southall Street. Namely, the replacement of the louvre opening to the ground floor with a door that matches the existing door immediately adjacent to the proposed insertion in terms of size materials and design. The pedestrian access would be controlled by a keypad which would be for sole use by the occupants of the building. The same works have recently been approved on the return elevation where it is identified as 47-49 Carnarvon Street

Consultations & Notification Responses

Publicity- The application has been advertised in the press and a site notice has been displayed.

Local Residents/ Businesses were informed- no representations have been received.

Greater Manchester Police Secure by Design- If any new external fittings are to be installed (i.e. shutters, windows or doors) then they should be certified to Secured by Design standards. In summary, the application is supported subject to further consideration of the above matters

Issues

The below policies and guidance are considered relevant to the consideration of this application:

- Saved policy DC19 of the UDP;
- Policies DM1, SP1, T2 and EN3 and the Core Strategy;
- National Planning Policy Framework (NPPF).

Issues

Principle

The proposed alterations would not have a significant impact on the character and appearance of the host building.

The changes have been sensitively designed and will mirror the existing doorway that sits immediately adjacent to the proposed doorway. This allows the residents of the building to have better access to the basement car park from that side of the building.

Visual Amenity

On balance, the changes will not be unduly harmful to visual amenity and will facilitate a quicker and safer access being in closer proximity to the main entrance door, rather than only accessing the parking area through the rear courtyard area.

Heritage

S.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

This is relevant in this case due to the location of the Grade II listed prison opposite.

Policies EN3 of the Core Strategy, along with Section 16 of the NPPF likewise refer to the need for the consideration to be given to the impact of new developments on heritage assets, whilst saved Policy DC19.1 seeks to preserve and enhance the setting of listed buildings by appropriate control over the design of new development in their vicinity.

The application building has no architectural, historic or functional link with the listed building opposite and given the minimal elevational alterations and interventions involved and limited impact upon visual amenity, it is believed that on balance, the proposed development will not be harmful to the setting of the neighbouring listed prison, and is considered to be in accordance with saved policy DC19, Policy EN3 and Section 16 of the NPPF.

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

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning 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:

A031_L(00) 00- Location Plan received 21st June 2021

A031_L(00) 002- Existing Floor Plans and Elevations received 21st June 2021

A031_L(00) 003- Proposed Floor Plans and Elevations received 21st June 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 development shall only be implemented in accordance with the external materials annotated on drawing number A031_L(00) 003- Proposed Floor Plans and Elevations received 21st June 2021.

Reason - In interests of visual amenity, pursuant to policies EN1, SP1 and DM1 of the Manchester Core Strategy.

4) The access point created shall not be brought into use until details of the security measures to be incorporated into the development, which shall be to 'secured by design' specification, have been submitted to and approved in writing by the City Council as Local Planning Authority. This shall include details of external fittings to doors and windows. The development shall only be carried out in accordance with these approved details which shall be retained thereafter.

Reason - To reduce the risk of crime pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Greater Manchester Police

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) 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(c) To C3

Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: NORTH1