

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130728/FO/2021
Date registered valid: 21 June 2021
Proposal: Alterations to car parking and additional bin stores
Address: 101 Great Western Street, Manchester, M14 4AA
Ward(s): Moss Side Ward

Applicant: Mr Frain, Rowlinsons Construction Limited, Gardale House, 118B
Gatley Road, SK8 4AU

Agent (if any): Mr Elliot Denby, BTP Architects Elizabeth House , 486 Didsbury Road,
Stockport, SK4 3BS

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

Recommendation: Approve

Date of recommendation: 06.08.2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 03.08.2021

Standard consultations:

Printed: 22 June 2021 Expired: 13 July 2021

Neighbour notifications

Printed: 22 June 2021 Expired: 13 July 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/area

This application relates to the site (measuring 0.15 hectares) of Mosscares St Vincent's former Housing offices at the corner of Great Western Street and Barnhill Street in Moss Side. The offices comprised a two-storey, brick building with a tiled, pitched roof, central courtyard and a single-storey extension to the rear. The building is set away from the back of pavement on Barnhill Street by approximately 14m and this area is hard-surfaced and used for car parking. There were additional spaces for parking at the rear of the site.

The area is one of mixed uses. There is two and three-storey terraced residential accommodation adjoining the site to the north and to the south on Great Western Street; Saint James' Church and the former rectory (now funeral director) to the west and Moss Side urban park to the east. The wider area is characterised by residential properties, with some retail and commercial uses on the Princess Road frontage, and planning permission has recently been developed out for 105 apartments on the site just to the north of the funeral director (116831/FO/2017).

This site had permission under application reference 123821/FO/2019 for the erection of a second floor, following demolition of pitched roof, to create 23 apartments in connection with use of 1st floor for residential purposes. Retention of ground floor as offices and associated elevational alterations.

Following this consent a prior approval application was approved for the change of use from Offices (Class B1a) to dwellinghouses (class C3) including changes to external doors and windows under reference 126405/P30PA/2020. This was granted subject to conditions, including a condition about the car parking layout.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

Alterations to car parking and additional bin stores

Consultations & Notification Responses

Highways - 17 parking spaces are being provided of which two are for disabled use, this is acceptable to Highways. Two EVC points are indicated on Site Plan Setting Out No 204 A, with installation of ducting infrastructure to allow future EVC installation. It has been confirmed that bin stores are being provided in the north-east and north-west corners of the development. It has been confirmed that 10 cycle stands are being provided which is acceptable from a highway perspective. The information provided in relation to additional traffic generated suggests that there will be no adverse impact on the surrounding road network. We have no objections from a highway perspective.

Environmental Health – Satisfied subject to compliance with information agreed with the waste and recycling team.

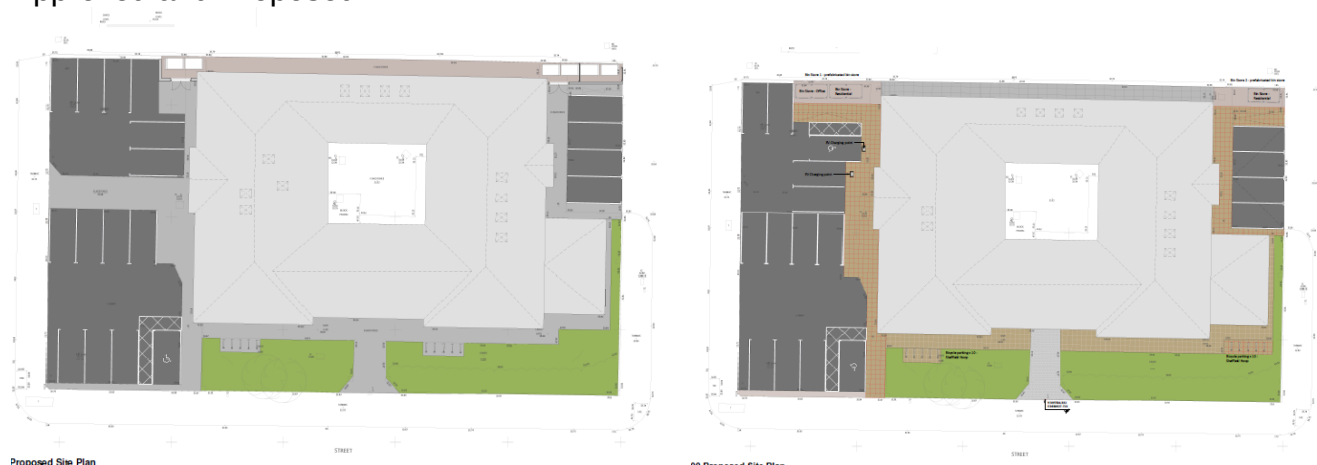
Issues

The principal of development of the site has been established by the Prior Approval, the implementation of which is nearly complete.

As it was a prior approval that being implemented, there was no consent for external works as such, the local planning authority has just been provided with a car parking layout, so the works would need planning consent. The car parking arrangement also altered from that which was approved as part of the transport documents submitted with the prior approval application.

The change between the parking arrangement on the prior approval and this planning application is as follows:

Approved and Proposed



Highways are satisfied with the details submitted. There would still be 17 spaces available for car parking. The Prior Approval scheme allowed for the retention of an office space at ground floor, the bin stores have been altered to separate office waste from residential waste. Waste was not a matter that could have been controlled as part of a prior approval application, but as the planning application has been submitted Environmental Health have commented on the waste arrangement and are now satisfied.

The loss of the pavement to the Barnhill Street elevation is regretted, however, the car park in this location is small scale, a pavement is available, albeit that you have to access the rear of two car parking spaces from back of pavement and there are two other alternatives.

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 based on seeking solutions to problems arising in relation to dealing with the planning application.

Condition(s) to be attached to decision for approval

1. The development hereby approved shall be carried out in accordance with the following drawings and documents:

GW-BTP-00-LP-DR-A-3238_200 Location Plan

GW-BTP-00-SP-DR-A-3238_201 Existing Site Plan

GW-BTP-00-SP-DR-A-3238_202 Site Clearance Plan

GW-BTP-00-SP-DR-A-3238_203 Proposed Site Plan

GW-BTP-00-SP-DR-A-3238_204 Site Plan Setting Out

Transport Statement provided by Neo Environmental dated 01/05/2020

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.

2. The car parking areas indicated on the approved drawings shall be fully demarcated and made available prior to first occupation of the residential units hereby approved. The parking spaces shall be for the sole use of occupiers of the development only and made available at all times whilst the residential units are occupied.

Reason - To ensure sufficient off street parking for the development, pursuant to saved policy DC5 of the Unitary Development Plan for the City of Manchester and policies DM1, T2 and SP1 of the Manchester Core Strategy.

3. The cycle parking scheme shown on the approved drawings shall be provided prior to the first occupation of the flats hereby approved and be retained and permanently reserved for cycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Core Strategy.

4. The development is to be undertaken in accordance with the submitted waste management strategy (received 7th July 2021). The strategy shall be implemented in full prior to the first occupation of the authorised houses and maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage and collection of segregated waste and recycling, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

List of properties notified on Uniform

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH