

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129880/FO/2021

Date registered valid: 14 April 2021

Proposal: Refurbishment and expansion of existing building to form Class B2 general industrial building

Address: J Allcock And Sons Ltd, Textile Street, Manchester,

Ward(s): Gorton & Abbey Hey Ward

Applicant: Mr Paul Casebourne J Allcock & Sons Ltd Textile Street, Newcastle Upon Tyne, NE5 2LH

Agent (if any): Mr Paul Casebourne Engineered Solutions Projects Ltd 379 Stamfordham Road, Newcastle Upon Tyne, NE5 2LH

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

Recommendation: WITHDRAWN

Date of recommendation: 23 August 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 15 April 2021 Expired: 6 May 2021

Neighbour notifications

Printed: 15 April 2021 Expired: 6 May 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Withdrawn by email dated 23 August 2021.

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
MCC Flood Risk Management
Greater Manchester Police
Environment Agency
Greater Manchester Ecology Unit
United Utilities Water PLC

15 Kentmore Close, Manchester, M12 5FG
21 Textile Street, Manchester, M12 5DJ
39 Clayton Lane South, Manchester, M12 5PG
1 Kimbolton Close, Manchester, M12 5PD
7 Westbrook Square, Manchester, M12 5PU
8 Neenton Square, Manchester, M12 5PT
4 Neenton Square, Manchester, M12 5PT
2 Neenton Square, Manchester, M12 5PT
14 Didley Square, Manchester, M12 5PN
11 Didley Square, Manchester, M12 5PN
8 Didley Square, Manchester, M12 5PN
6 Didley Square, Manchester, M12 5PN
6 Romsley Close, Manchester, M12 5PF
2 Romsley Close, Manchester, M12 5PF
9 Kimbolton Close, Manchester, M12 5PD
7 Kimbolton Close, Manchester, M12 5PD
3 Kimbolton Close, Manchester, M12 5PD
15 Kimbolton Close, Manchester, M12 5PD
11 Kimbolton Close, Manchester, M12 5PD
22 Textile Street, Manchester, M12 5DJ
13 Didley Square, Manchester, M12 5PN
Units 1 To 2, Ambrose Street, Manchester, M12 5DD
7 Didley Square, Manchester, M12 5PN
Ground Floor, Ambrose House, Ambrose Street, Manchester, M12 5DD
J.Allcock And Sons Ltd, Ambrose Street, Manchester, M12 5DJ
Unit 8, Ambrose Street, Manchester, M12 5DD
Unit 7, Ambrose Street, Manchester, M12 5DD
Unit 6, Ambrose Street, Manchester, M12 5DD
Unit 5, Ambrose Street, Manchester, M12 5DD
Unit 4, Ambrose Street, Manchester, M12 5DD
Unit 3, Ambrose Street, Manchester, M12 5DD
33 Textile Street, Manchester, M12 5DJ
6 Kentmore Close, Manchester, M12 5FG
3 Westbrook Square, Manchester, M12 5PU
31 Textile Street, Manchester, M12 5DJ
20 Kentmore Close, Manchester, M12 5FG
18 Kentmore Close, Manchester, M12 5FG
16 Kentmore Close, Manchester, M12 5FG
14 Kentmore Close, Manchester, M12 5FG
12 Kentmore Close, Manchester, M12 5FG
10 Kentmore Close, Manchester, M12 5FG
8 Kentmore Close, Manchester, M12 5FG
4 Kentmore Close, Manchester, M12 5FG

2 Kentmore Close, Manchester, M12 5FG
5 Westbrook Square, Manchester, M12 5PU
1 Westbrook Square, Manchester, M12 5PU
6 Neenton Square, Manchester, M12 5PT
12 Didley Square, Manchester, M12 5PN
10 Didley Square, Manchester, M12 5PN
9 Didley Square, Manchester, M12 5PN
5 Didley Square, Manchester, M12 5PN
8 Romsley Close, Manchester, M12 5PF
4 Romsley Close, Manchester, M12 5PF
5 Kimbolton Close, Manchester, M12 5PD
13 Kimbolton Close, Manchester, M12 5PD
24 Textile Street, Manchester, M12 5DJ

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH2