

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129853/FU/2021

Date registered valid: 9 April 2021

Proposal: Change of use of vacant building to safe deposit centre (Class B8)

Address: 28 Mason Street, Manchester, M4 5FT

Ward(s): Piccadilly Ward

Applicant: Mr Stephen Turner Associated Security Solutions Security House, 25 Addington Street, Manchester, M4 5EU

Agent (if any): Mr Niels Skovgaard Warburton Associates The Old Police Station, 62 Chapel Street, Salford, Manchester, M3 7AA

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Withdrawn

Date of recommendation: 22 July 2021

Application details

Type of application: Change of use Consent

Development type: Change of use

Date of site visit: 21 April 2021

Standard consultations:

Printed: 14 April 2021 Expired: 5 May 2021

Neighbour notifications

Printed: 14 April 2021 Expired: 5 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:

Description of area

Description of development

Consultations & Notification Responses

Issues

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

By e-mail dated 22 July 2021.

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:

Drawings referenced 5561/01, 5561/04, 5561/05 and 5561/07 received by the City Council as Local Planning Authority on 26 March 2021 and 9 April 2021 respectively.

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 waste management strategy pro forma and waste site plan referenced 5561/07, received by the City Council as Local Planning Authority on 9 April 2021. 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 amenity and public health, pursuant to policies DM1 and SP1 of Manchester's Core Strategy.

4) The premises shall not be open outside the following hours:

08.00 to 18.00 hrs Monday to Friday;
09.00 to 14.00 hrs Sundays and Bank Holidays.

Reason - To safeguard residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

5) Deliveries, servicing and collections, including waste collections shall not take place outside of the following hours:

07.30 to 20.00 Monday to Saturday.

No Deliveries, servicing and all collections, including waste collections shall take place on Sundays and Bank Holidays.

Reason - To safeguard the amenities of nearby residential occupiers, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
United Utilities Water PLC

Flat 13, 32 Mason Street, Manchester, M4 5EY
Flat 12, 32 Mason Street, Manchester, M4 5EY
Flat 11, 32 Mason Street, Manchester, M4 5EY
Flat 10, 32 Mason Street, Manchester, M4 5EY
Flat 9, 32 Mason Street, Manchester, M4 5EY
Flat 8, 32 Mason Street, Manchester, M4 5EY
Flat 7, 32 Mason Street, Manchester, M4 5EY
Flat 6, 32 Mason Street, Manchester, M4 5EY
Flat 5, 32 Mason Street, Manchester, M4 5EY
Flat 4, 32 Mason Street, Manchester, M4 5EY
Flat 3, 32 Mason Street, Manchester, M4 5EY
Flat 2, 32 Mason Street, Manchester, M4 5EY
Flat 1, 32 Mason Street, Manchester, M4 5EY
AC By Marriott Manchester City Centre, 15 Mason Street, Manchester, M4 5FT
Second Floor, 30 Mason Street, Manchester, M4 5EY
Ground Floor, 46 Marshall Street, Manchester, M4 5FU
Basement, 46 Marshall Street, Manchester, M4 5FU
Third Floor, 46 Marshall Street, Manchester, M4 5FU
Second Floor, 46 Marshall Street, Manchester, M4 5FU
First Floor, 46 Marshall Street, Manchester, M4 5FU
MANCHESTER ACADEMY UK, First Floor, 30 Mason Street, Manchester, M4 5EY
Third Floor Left Unit 9, 30 Mason Street, Manchester, M4 5EY
Third Floor Right Side Unit 10, 30 Mason Street, Manchester, M4 5EY
Basement Unit 2, 30 Mason Street, Manchester, M4 5EY
Basement Unit 1, 30 Mason Street, Manchester, M4 5EY
Basement, 30 Mason Street, Manchester, M4 5EY
Second Floor Unit 8, 30 Mason Street, Manchester, M4 5EY
Second Floor Unit 7, 30 Mason Street, Manchester, M4 5EY
Ground Floor, 30 Mason Street, Manchester, M4 5EY
30A Mason Street, Manchester, M4 5EY
46 Marshall Street, Manchester, M4 5FU
30 Mason Street, Manchester, M4 5EY
John Swift Building, 19 Mason Street, Manchester, M4 5FT

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: NORTH1