

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130637/FU/2021
Date registered valid: 25 June 2021
Proposal: Change of use from residential apartment (Class C3) to office (Class E)
Address: Apartment 34 , 18 Church Street, Manchester, M4 1PN
Ward(s): Piccadilly Ward

Applicant: Dr Jamie Hossack Apartment 34 , 18 Church Street, Manchester, M4 1PN
Agent (if any):
Case officer: Eve Woolstencroft
Tel: 0161 234 4533
Email: eve.woolstencroft@manchester.gov.uk
Recommendation: Withdrawn
Date of recommendation: 30.07.2021

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Recommendation: Withdrawn

Article 35 Declaration

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Second Floor Right Part, 27 - 29 Church Street, Manchester, M4 1PE
27 - 29 Church Street, Manchester, M4 1PE
Basement And Ground Floor, 27 - 29 Church Street, Manchester, M4 1PE
Second Floor Left Part, 27 - 29 Church Street, Manchester, M4 1PE
Third Floor, 27 - 29 Church Street, Manchester, M4 1PE
Basement, 27 - 29 Church Street, Manchester, M4 1PE
24 Church Street, Manchester, M4 1PN
26 Church Street, Manchester, M4 1PN
Tesco Express, 12 - 16 Church Street, Manchester, M4 1PN
Light ApartHotel, 20 - 22 Church Street, Manchester, M4 1PN
Flat 103, 3 Joiner Street, Manchester, M4 1PR
Flat 104, 3 Joiner Street, Manchester, M4 1PR
Flat 47, 3 Joiner Street, Manchester, M4 1PP
Flat 43, 3 Joiner Street, Manchester, M4 1PP
Flat 48, 3 Joiner Street, Manchester, M4 1PP
Flat 46, 3 Joiner Street, Manchester, M4 1PP
Flat 45, 3 Joiner Street, Manchester, M4 1PP
Flat 44, 3 Joiner Street, Manchester, M4 1PP
Apartment 43, 18 Church Street, Manchester, M4 1PN
Apartment 41, 18 Church Street, Manchester, M4 1PN
Apartment 33, 18 Church Street, Manchester, M4 1PN
Apartment 30, 18 Church Street, Manchester, M4 1PN
Apartment 23, 18 Church Street, Manchester, M4 1PN
Apartment 12, 18 Church Street, Manchester, M4 1PN
Apartment 9, 18 Church Street, Manchester, M4 1PN
Apartment 3, 18 Church Street, Manchester, M4 1PN
Flat 59, 3 Joiner Street, Manchester, M4 1PR
Flat 28, 3 Joiner Street, Manchester, M4 1PP
Flat 25, 3 Joiner Street, Manchester, M4 1PP
Flat 20, 3 Joiner Street, Manchester, M4 1PP
Apartment 54, 18 Church Street, Manchester, M4 1PN
Apartment 51, 18 Church Street, Manchester, M4 1PN
Apartment 50, 18 Church Street, Manchester, M4 1PN
Apartment 47, 18 Church Street, Manchester, M4 1PN
Apartment 39, 18 Church Street, Manchester, M4 1PN
Apartment 31, 18 Church Street, Manchester, M4 1PN
Apartment 22, 18 Church Street, Manchester, M4 1PN
Apartment 17, 18 Church Street, Manchester, M4 1PN
Apartment 16, 18 Church Street, Manchester, M4 1PN
Apartment 15, 18 Church Street, Manchester, M4 1PN
Apartment 14, 18 Church Street, Manchester, M4 1PN
Apartment 5, 18 Church Street, Manchester, M4 1PN
Flat 63, 3 Joiner Street, Manchester, M4 1PR
Flat 62, 3 Joiner Street, Manchester, M4 1PR
Flat 54, 3 Joiner Street, Manchester, M4 1PP
Flat 53, 3 Joiner Street, Manchester, M4 1PP
Flat 42, 3 Joiner Street, Manchester, M4 1PP
Flat 41, 3 Joiner Street, Manchester, M4 1PP

Flat 38, 3 Joiner Street, Manchester, M4 1PP
Flat 30, 3 Joiner Street, Manchester, M4 1PP
Flat 23, 3 Joiner Street, Manchester, M4 1PP
Flat 16, 3 Joiner Street, Manchester, M4 1PP
Apartment 59, 18 Church Street, Manchester, M4 1PN
Apartment 56, 18 Church Street, Manchester, M4 1PN
Apartment 53, 18 Church Street, Manchester, M4 1PN
Apartment 48, 18 Church Street, Manchester, M4 1PN
Apartment 46, 18 Church Street, Manchester, M4 1PN
Apartment 40, 18 Church Street, Manchester, M4 1PN
Apartment 37, 18 Church Street, Manchester, M4 1PN
Apartment 36, 18 Church Street, Manchester, M4 1PN
Apartment 27, 18 Church Street, Manchester, M4 1PN
Apartment 26, 18 Church Street, Manchester, M4 1PN
Apartment 8, 18 Church Street, Manchester, M4 1PN
Apartment 2, 18 Church Street, Manchester, M4 1PN
Flat 102, 3 Joiner Street, Manchester, M4 1PR
Flat 61, 3 Joiner Street, Manchester, M4 1PR
Flat 58, 3 Joiner Street, Manchester, M4 1PR
Flat 33, 3 Joiner Street, Manchester, M4 1PP
Flat 31, 3 Joiner Street, Manchester, M4 1PP
Flat 15, 3 Joiner Street, Manchester, M4 1PP
Flat 12, 3 Joiner Street, Manchester, M4 1PP
Flat 4, 3 Joiner Street, Manchester, M4 1PP
Apartment 38, 18 Church Street, Manchester, M4 1PN
Apartment 29, 18 Church Street, Manchester, M4 1PN
Apartment 25, 18 Church Street, Manchester, M4 1PN
Apartment 24, 18 Church Street, Manchester, M4 1PN
Apartment 4, 18 Church Street, Manchester, M4 1PN
Flat 55, 3 Joiner Street, Manchester, M4 1PP
Flat 52, 3 Joiner Street, Manchester, M4 1PP
Flat 51, 3 Joiner Street, Manchester, M4 1PP
Flat 39, 3 Joiner Street, Manchester, M4 1PP
Flat 35, 3 Joiner Street, Manchester, M4 1PP
Flat 19, 3 Joiner Street, Manchester, M4 1PP
Apartment 52, 18 Church Street, Manchester, M4 1PN
Flat 9, 3 Joiner Street, Manchester, M4 1PP
Flat 2, 3 Joiner Street, Manchester, M4 1PP
Flat 1, 3 Joiner Street, Manchester, M4 1PP
Apartment 49, 18 Church Street, Manchester, M4 1PN
Apartment 20, 18 Church Street, Manchester, M4 1PN
Flat 56, 3 Joiner Street, Manchester, M4 1PP
Flat 8, 3 Joiner Street, Manchester, M4 1PP
Flat 7, 3 Joiner Street, Manchester, M4 1PP
Flat 5, 3 Joiner Street, Manchester, M4 1PP
Flat 3, 3 Joiner Street, Manchester, M4 1PP
Apartment 60, 18 Church Street, Manchester, M4 1PN
Apartment 58, 18 Church Street, Manchester, M4 1PN
Apartment 57, 18 Church Street, Manchester, M4 1PN
Apartment 45, 18 Church Street, Manchester, M4 1PN
Apartment 44, 18 Church Street, Manchester, M4 1PN
Apartment 32, 18 Church Street, Manchester, M4 1PN
Apartment 18, 18 Church Street, Manchester, M4 1PN
Apartment 6, 18 Church Street, Manchester, M4 1PN

Apartment 1, 18 Church Street, Manchester, M4 1PN
Flat 57, 3 Joiner Street, Manchester, M4 1PR
Flat 37, 3 Joiner Street, Manchester, M4 1PP
Flat 29, 3 Joiner Street, Manchester, M4 1PP
Flat 27, 3 Joiner Street, Manchester, M4 1PP
Flat 22, 3 Joiner Street, Manchester, M4 1PP
Flat 17, 3 Joiner Street, Manchester, M4 1PP
Flat 14, 3 Joiner Street, Manchester, M4 1PP
Flat 11, 3 Joiner Street, Manchester, M4 1PP
Apartment 42, 18 Church Street, Manchester, M4 1PN
Apartment 35, 18 Church Street, Manchester, M4 1PN
Apartment 21, 18 Church Street, Manchester, M4 1PN
Apartment 19, 18 Church Street, Manchester, M4 1PN
Flat 49, 3 Joiner Street, Manchester, M4 1PP
Flat 26, 3 Joiner Street, Manchester, M4 1PP
Flat 24, 3 Joiner Street, Manchester, M4 1PP
Flat 21, 3 Joiner Street, Manchester, M4 1PP
Flat 18, 3 Joiner Street, Manchester, M4 1PP
Flat 13, 3 Joiner Street, Manchester, M4 1PP
Flat 10, 3 Joiner Street, Manchester, M4 1PP
Flat 6, 3 Joiner Street, Manchester, M4 1PP
Apartment 61, 18 Church Street, Manchester, M4 1PN
Apartment 55, 18 Church Street, Manchester, M4 1PN
Apartment 28, 18 Church Street, Manchester, M4 1PN
Apartment 13, 18 Church Street, Manchester, M4 1PN
Apartment 11, 18 Church Street, Manchester, M4 1PN
Apartment 10, 18 Church Street, Manchester, M4 1PN
Apartment 7, 18 Church Street, Manchester, M4 1PN
Flat 60, 3 Joiner Street, Manchester, M4 1PR
Flat 50, 3 Joiner Street, Manchester, M4 1PP
Flat 40, 3 Joiner Street, Manchester, M4 1PP
Flat 36, 3 Joiner Street, Manchester, M4 1PP
Flat 34, 3 Joiner Street, Manchester, M4 1PP
Flat 32, 3 Joiner Street, Manchester, M4 1PP

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
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Smithfield Conservation Area 1987
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CITY2