

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130285/LO/2021

Date registered valid: 17 May 2021

Proposal: Installation of 1 no. internally illuminated fascia sign, 1 no. non illuminated fascia sign and 1 no. internally illuminated projecting sign

Address: 77 Piccadilly, Manchester, M1 2BU

Ward(s): Piccadilly Ward

Applicant: Patel SPQ Ltd Princess Works, Brightside Lane, Atlas, Sheffield, S9 3YE

Agent (if any): Rachel Skinner Pye Design Architects 29 Market Street, Hindley, Wigan, WN2 3AE

Case officer: Eve Woolstencroft
Tel: 0161 234 4533
Email: eve.woolstencroft@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 22 June 2021

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 27 May 2021

Standard consultations:

Printed: 26 May 2021 Expired: 16 June 2021

Neighbour notifications

Printed: 26 May 2021 Expired: 16 June 2021

Site notice

Posted: Expired:

Press advert

Published: 1 June 2021 Expired: 22 June 2021

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Grade II

Conservation area: Stevenson Square Conservation Area 1987

Tree Preservation Order:

Description of site/ area

The area within which the application site is located is characterised by a mixture of uses including bars, restaurants, café bars, retail uses, hotel accommodation and commercial offices. The signage would be positioned on the ground floor commercial unit of the building.

Description of development

The submitted application seeks advertisement consent for installation of 1 no. internally illuminated fascia sign, 1 no. non illuminated fascia sign and 1 no. internally illuminated projecting sign

Consultations & Notification Responses

Local residents were notified and the application was advertised as affecting a listed building and a site notice was displayed adjacent to the site. No representations have been received.

Policy

Core Strategy - The following policies are considered to be most relevant to the proposed development:

Policy SP1 (Spatial Principles),- which guides the strategic development of Manchester identifying the Regional Centre as the focus for economic and commercial development, leisure and cultural activity, alongside high quality city living. It states that all development within the City Centre regeneration area should have regard to the character and issues as identified in the Manchester City Centre Strategic Plan and outlines the following core development principles:

Development should:-

Make a positive contribution to neighbourhoods of choice including:-

- o creating well designed places that enhance or create character;
- o making a positive contribution to the health, safety and wellbeing of residents;

Policy CC9 (Design and Heritage) - which states that the design of new buildings will need to be of the highest standard in terms of appearance and function and seeks to preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

Policy EN 3 Heritage - which states that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

Policy DM1 (Development Management) - Which states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

which says that in determining applications consideration should be given to amongst others, the effects on amenity, including privacy light, noise.

- o Appropriate siting, layout, scale, form, massing, materials and detail.
- o Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development.
- o Development should have regard to the character of the surrounding area.
- o Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- o Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- o Community safety and crime prevention.
- o Design for health.
- o Adequacy of internal accommodation and external amenity space.
- o Refuse storage and collection.
- o Vehicular access and car parking.
- o Effects relating to biodiversity, landscape, archaeological or built heritage. Green Infrastructure including open space, both public and private.

The Unitary Development Plan for Manchester - Whilst the Core Strategy has now been adopted some of the UDP policies remain saved as there are no replacement policies contained in the Core Strategy. The relevant policies are detailed below:

DC19.1 (Listed Buildings) - which seeks to preserve and enhance the settings of listed buildings by appropriate control over new developments within their vicinity.

Design Issues and impact on the Character and Fabric of the Listed Building and Conservation Area -

The projecting sign would have a slim profile of 30mm and would be on a traditional type bracket. The overall design is considered to be sympathetic in terms of the listed status of the building and any harm would be negligible subject to the fixings being within the mortar joints which will be a condition of any Listed Building Consent.

The fascia signs would be on a fascia board which is non original.

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 in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance some negotiations were necessary in relation to the proposed projecting sign.

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

-Site location plan drawing no. A101 received by the City Council as Local Planning Authority on 04 May 2021.

-Drawing no. A103 Rev G received by the City Council as Local Planning Authority on 11 June 2021.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1 and DM 1 and saved UDP policy DC19.1

3) Consent is granted on the basis that any signage fixings are formed within the mortar joints or existing fixing holes and not sunk within the stonework.

Reason : Because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Basement, 77 - 83 Piccadilly, Manchester, M1 2BU
Ground Floor, 79 Piccadilly, Manchester, M1 2BU
77 - 83 Piccadilly, Manchester, M1 2BU
Flat 25, 79 Piccadilly, Manchester, M1 2BU
Flat 24, 79 Piccadilly, Manchester, M1 2BU
Flat 23, 79 Piccadilly, Manchester, M1 2BU
Flat 22, 79 Piccadilly, Manchester, M1 2BU
Flat 21, 79 Piccadilly, Manchester, M1 2BU
Flat 20, 79 Piccadilly, Manchester, M1 2BU
Flat 19, 79 Piccadilly, Manchester, M1 2BU
Flat 18, 79 Piccadilly, Manchester, M1 2BU
Flat 17, 79 Piccadilly, Manchester, M1 2BU
Flat 16, 79 Piccadilly, Manchester, M1 2BU
Flat 15, 79 Piccadilly, Manchester, M1 2BU
Flat 14, 79 Piccadilly, Manchester, M1 2BU
Flat 13, 79 Piccadilly, Manchester, M1 2BU
Flat 12, 79 Piccadilly, Manchester, M1 2BU
Flat 11, 79 Piccadilly, Manchester, M1 2BU
Flat 10, 79 Piccadilly, Manchester, M1 2BU
Flat 9, 79 Piccadilly, Manchester, M1 2BU
Serviced Apartment 8, 79 Piccadilly, Manchester, M1 2BU
Flat 7, 79 Piccadilly, Manchester, M1 2BU
Flat 6, 79 Piccadilly, Manchester, M1 2BU
Flat 5, 79 Piccadilly, Manchester, M1 2BU
Flat 4, 79 Piccadilly, Manchester, M1 2BU
Flat 3, 79 Piccadilly, Manchester, M1 2BU
Flat 2, 79 Piccadilly, Manchester, M1 2BU
Flat 1, 79 Piccadilly, Manchester, M1 2BU
Third Floor, 75 Piccadilly, Manchester, M1 2BU
Fourth Floor, 75 Piccadilly, Manchester, M1 2BU
Third Floor Store 43, 75 Piccadilly, Manchester, M1 2BU
Third Floor Office 42, 75 Piccadilly, Manchester, M1 2BU
Third Floor Offices 40 And 41, 75 Piccadilly, Manchester, M1 2BU
Second Floor 37, 75 Piccadilly, Manchester, M1 2BU
Second Floor 34 To 36, 75 Piccadilly, Manchester, M1 2BU
75 Piccadilly, Manchester, M1 2BU
First Floor, 75 Piccadilly, Manchester, M1 2BU

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 - Stevenson Square Conservation Area 1987
Area Team Boundary - Name: CITY2