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| <b>Application Number</b> | <b>Date of Appln</b> | <b>Committee Date</b> | <b>Ward</b>     |
| 126761/FO/2020            | 28th Oct 2020        |                       | Piccadilly Ward |

**Proposal** Change of use of basement and ground floor from shop (Use Class A1) to office (Use Class B1) and external alterations to front elevation to include new shopfront, windows to upper floors and rooflights within rear roof slope

**Location** 54 Oldham Street, Manchester, M4 1LE

**Applicant** , CM Properties (NW) Ltd, 54 Oldham Street, Manchester, M4 1LE

**Agent** Mr Saghir Hussain, Create It Studio Architects, Universal Square, Devonshire Street North, Manchester, M12 6JH

## Description

The Site - This application relates to a terraced property located at 54 Oldham Street within the City Centre. The site is situated within the Northern Quarter area. The property is not listed, however the site falls within the Stevenson Square Conservation Area and is adjacent to the Smithfield Conservation Area. The area surrounding the application site is mainly commercial in nature. 54 Oldham Street has been used as a shop for many years, with ancillary offices related to the shop on the upper floors. The front elevation accommodates a tired shopfront elevation and broken drainage pipes that have caused damage to the brickwork to the front and rear of the property.

The Proposal - Planning permission is sought for the change of use of the ground floor from shop (Use Class A1) to office (Use Class B1) and external alterations to the front elevation comprising of a new glazed double height shopfront and new windows to the upper floors and rooflights within the rear roof slope.

## Consultations

Publicity - The application was advertised in the local press and on site as one affecting a conservation area and listed buildings. No representations have been received as a result of this publicity.

Neighbours - Occupiers of properties surrounding the application site were notified of the proposal. 1 representation has been received where a local resident stated that it would be a real shame if the windows on the upper levels were replaced with what is proposed. Although the state of the buildings along this section of Oldham Street is not good, it should be remembered that this is a conservation area and the current windows fit in with the heritage of the area.

Highway Services - ACCESSIBILITY: The site benefits from excellent connectivity on the local public transport network, with high levels of accessibility to tram, train and bus services. Highways accept that a large proportion of trips will be made on foot or via sustainable modes.

TRIP GENERATION: The majority of clients will visit the site via an appointment basis and therefore trips and parking requirements are likely to be staggered across the day, reducing activity during network peak hours.

CYCLE PARKING: Cycle parking has been highlighted within the building, exceeding MCCs minimum requirements based on GFA. Highways also accept there are on-street cycle stands located on Oldham Road to any short-stay visitor demands.

SERVICING: Forecasts suggest that servicing requirements associated with the proposed office will be minimal (weekly waste collection plus small scale deliveries). As set out in the Servicing Management Strategy, Highways would suggest that all servicing is undertaken outside of network peak hours and in line with the existing kerbside restrictions. It is accepted that all servicing can be taken from the kerbside with no highway impact, in line with neighbouring premises.

CONSTRUCTION/ FIT OUT MANAGEMENT: The applicant should be advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with MCC Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Environmental Health - 1. HOURS - as applied for

2. REF - The Waste Management Strategy submitted with the application is acceptable.

Greater Manchester Police - Recommend that a condition to reflect the physical security specifications set out in section four of the Crime Impact Statement should be added, if the application is to be approved.

## Issues

The proposed use - The upper floors have been used as offices previously but the ground and basement would now become offices also. This use in this building in this location is acceptable as it would complement similar buildings nearby.

The effect of the works on the appearance of the building, visual amenity and heritage assets - The works to the front elevation have been negotiated and amended a number of times since the application was first submitted. It is now considered that the works would be acceptable as they would not have an adverse impact on the appearance of the building itself, the setting of nearby listed buildings, visual amenity within the area or the character and appearance of the Stevenson Square or Smithfield Conservation Areas. Final details of the 2nd floor windows have been conditioned but a traditional style of window is now proposed as opposed to the modern windows initially put forward. The rooflights are new additions in the rear

roofslope and would be of conservation type, but the final details of these have been conditioned to ensure the best possible design.

Access - The ground floor only is fully accessible and this would remain going forward. The small size of the building does not warrant the installation of a lift as it would prove unviable.

Waste management and cycle storage- The refuse store would be accessed from the ground floor of the building. The same area also holds a cycle store for staff bikes which is welcomed.

Security - An internal roller shutter is proposed which is acceptable and a CIS was submitted, the recommendations of which have been conditioned.

Manchester Core Strategy - The Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

For the above reasons, the proposal is considered to be acceptable and consistent with policies SP1, CC9, EN3 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

Negotiations - Officers have worked in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Appropriate conditions have been attached to the approval.

**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 the right to a fair hearing and to this end the Committee 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 approval of the application is proportionate to the wider benefits of approval 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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Appropriate conditions have been attached to the approval.

**Conditions to be attached to the decision**

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**

A1255(02)AP001 Rev H  
A1255(02)AP002 Rev H  
A1255(02)AP003 Rev H  
A1255(02)AP004 Rev H  
A1255(02)AP005  
A1255(02)AP006 Rev H  
A1255(02)AP007 Rev H  
DZ403 Rev A

all received by the Local Planning Authority on 13 April 2021

Drawing DZ303, received by the Local Planning Authority on 8 February 2021

The Servicing Management Plan, dated 27.10.2020, by Amni Transportation, received by the Local Planning Authority on 28 October 2020

The Crime Impact Statement by Greater Manchester Police, Version A, dated 22/09/2020, ref. 2020/0504/CIS/01, received by the Local Planning Authority on 24 September 2020

The Waste Management Strategy, dated 07/10/2020

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.

3) The office space shall not be in operation outside the following hours:-

08.00 to 18.00 Monday to Friday

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

4) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

5) Notwithstanding what is shown in the approved drawings as stated in condition 2 of this approval, prior to the installation of the new second floor windows, full details including scaled drawings (plans, elevations and cross-sections through) of the proposed windows shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then be implemented in accordance with the approved details.

Reason - To ensure an acceptable development and in the interest of visual amenity, pursuant to policy DM1 of the Core Strategy.

6) Notwithstanding what is shown in the approved drawings as stated in condition 2 of this approval, prior to the installation of the new conservation rooflights, full details including scaled drawings (roof plans and cross-sections through) of the proposed rooflights shall be submitted to and approved in writing by the City Council as Local Planning Authority. A design shall be achieved whereby the rooflights do not rise above the line of the roof pitch. The development shall then be implemented in accordance with the approved details.

Reason - To ensure an acceptable development and in the interest of visual amenity, pursuant to policy DM1 of the Core Strategy.

### **Local Government (Access to Information) Act 1985**

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 126761/FO/2020 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

**The following residents, businesses and other third parties in the area were consulted/notified on the application:**

**Highway Services**

**Environmental Health**  
**Urban Design & Conservation**  
**Greater Manchester Police**

**Representations were received from the following third parties:**

Highway Services  
Environmental Health  
Greater Manchester Police

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|-----------------------------------|---------------------------------|
| <b>Relevant Contact Officer :</b> | Carolyn Parry                   |
| <b>Telephone number :</b>         | 0161 234 4022                   |
| <b>Email :</b>                    | carolyn.parry@manchester.gov.uk |

