

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129234/FO/2021

Date registered valid: 27 January 2021

Proposal: The insertion of new window vent into shopfront glazing.

Address: Unit F , One Piccadilly , Manchester, M1 1RG

Ward(s): Piccadilly Ward

Applicant: Mr Dimeji Sadiq C/o Agent

Agent (if any): Mr Matthew Sobic Savills (UK) Limited Belvedere, 12 Booth Street, Manchester, M2 4AW

Case officer: Rebecca Hadfield
Tel: 0161 234 4071
Email: rebecca.hadfield@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 6 April 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 4 March 2021 Expired: 25 March 2021

Neighbour notifications

Printed: 4 March 2021 Expired: 25 March 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

This application relates to a unit on the ground floor of a property at One Piccadilly Gardens. The building is a modern development that is not listed and is not within a Conservation Area. The building has elevations onto Portland Street, Piccadilly, Piccadilly Gardens and the Piccadilly Gardens Metrolink Station.

The area within which the application site is located is characterised by a mixture of uses including offices, bars, restaurants, hotels, cafés and shops. The building is currently used as offices on the upper floors and has restaurants and shops on the ground floor.

Description of development

Planning permission is sought for the insertion of a new window vent into the existing shopfront glazing.

Consultations & Notification Responses

Neighbours - No representations have been received

Greater Manchester Police - an informative has been attached.

Environmental Health - have confirmed that they have no objections to the proposal.

Issues

The proposed elevational alteration comprising a new window vent is considered to be fairly minor in nature and as such is considered to be acceptable. It is felt that it would not adversely affect the appearance of the building or visual amenity within the surrounding area.

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 and DM1 of the Core Strategy.

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 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.

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:

- Site location plan, stamped as received by the Local Planning Authority on 27 January 2021.
- 4no. proposed plan, elevation and section drawings (not numbered) stamped as received by the Local Planning Authority on 27 January 2021.

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.

Informatives

1) -Automatic opening window systems, vents and pressure relief panels that operate when the building is unoccupied should be designed in such a way that they do not pose a security risk.

-Care should be taken to ensure that any bars or grilles that are used to secure a building aperture associated with the mechanism, do not interfere with their operation. The fitting of grilles to protect the building apertures associated with the mechanisms may affect the airflow requirements and advice should be sought from the relevant experts.

-It is recommended that an automatic opening window or vent system incorporates a fail safe mechanism to notify building management that a window or vent has failed to close.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Greater Manchester Police

Ground Floor, Westminster House, 11 Portland Street, Manchester, M1 3PL
Gourmet Society, Fifth Floor, 9 Portland Street, Manchester, M1 3BE
Sixth Floor, 9 Portland Street, Manchester, M1 3BE
Fourth Floor, 9 Portland Street, Manchester, M1 3BE
4 Portland Street, Manchester, M1 4GS
Huxters, Minshull Street, Manchester, M1 3EF
Fifth Floor, 1 Piccadilly Gardens, Manchester, M1 1RG
Second Floor, 9 Portland Street, Manchester, M1 3BE
First Floor, 9 Portland Street, Manchester, M1 3BE
Ground Floor, 9 Portland Street, Manchester, M1 3BE
Second Floor, 1 Piccadilly Gardens, Manchester, M1 1RG
Sixth Floor, 1 Piccadilly Gardens, Manchester, M1 1RG
Third Floor, Westminster House, 11 Portland Street, Manchester, M60 1HY
Fourth Floor, Westminster House, 11 Portland Street, Manchester, M60 1HY
Second Floor, 4 Portland Street, Manchester, M1 4GS
Ninth Floor, Westminster House, 11 Portland Street, Manchester, M1 3BH
Aytoun Street Wing Ninth Floor, Westminster House, 11 Portland Street, Manchester, M1 3BH
Ground Floor, Westminster House, Minshull Street, Manchester, M60 1HY
Westminster House, Minshull Street, Manchester, M60 1HY
Ground Floor, Westminster House, Aytoun Street, Manchester, M1 3DL
Third Floor, 9 Portland Street, Manchester, M1 3BE
Seventh Floor, Westminster House, 11 Portland Street, Manchester, M1 3HU
Edwards, Westminster House, 11 Portland Street, Manchester, M1 3HU
Unit G1, 1 Piccadilly Gardens, Manchester, M1 1RG
Unit G2 And G3, 1 Piccadilly Gardens, Manchester, M1 1RG
Third Floor, 1 Piccadilly Gardens, Manchester, M1 1RG
SHORYU, Ground Floor Units C2 To C3, 1 Piccadilly Gardens, Manchester, M1 1RG
Ground Floor Unit F, 1 Piccadilly Gardens, Manchester, M1 1RG
Ground Floor Unit E, 1 Piccadilly Gardens, Manchester, M1 1RG
Fourth Floor, 1 Piccadilly Gardens, Manchester, M1 1RG
PIZZAEXPRESS, Ground Floor Units C1 And D3, 1 Piccadilly Gardens, Manchester, M1 1RG
First Floor, 1 Piccadilly Gardens, Manchester, M1 1RG
First Floor, Westminster House, 11 Portland Street, Manchester, M1 3PL
Fifth Floor, Westminster House, 11 Portland Street, Manchester, M1 3HU
Hotel Ibis Styles Manchester Portland, 3 - 5 Portland Street, Manchester, M1 6DP
Eighth Floor, Westminster House, 11 Portland Street, Manchester, M1 3BH
Second Floor, Westminster House, 11 Portland Street, Manchester, M60 1HY

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
Area Team Boundary - Name: CITY2