MANCHESTER CITY COUNCIL

# Planning

## Growth & Development

## Delegated officer report for planning application

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| **Application no.** | 125246/FO/2019 |
| **Date registered valid:** | 23 March 2020 |
| **Proposal:** | Elevational alterations at ground floor level, including cladding, render, signage and lighting. |
| **Address:** | Hard Rock Casino , Withy Grove, Manchester, M4 2BS |
| **Ward(s):** | Piccadilly Ward |
| **Applicant:** | Mr Tony Palmer Tenpin Ltd Aragon House, University Way, Cranfield Technology Park, Bedford, MK43 0EQ |
| **Agent (if any):** | Julian Jaskiewicz Bignell Shacklady Ewing Unit 301, 95 Spencer Street, Birmingham, B18 6DA |
| **Case officer:** | Rebecca Hadfield<br>Tel: 0161 234 4071<br>Email: r.hadfield@manchester.gov.uk |
| **Recommendation:** | Withdrawn Withdrawn |
| **Date of recommendation:** | 4 August 2020 |

## Application details

**Type of application:** Full Application Consent

**Development type:** Minor Other

**Date of site visit:**

**Standard consultations:**
Printed: 8 April 2020 Expired: 29 April 2020

**Neighbour notifications**
Printed: 8 April 2020 Expired: 29 April 2020

**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:** Shudehill Conservation Area 1987

**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 polices 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  WithdrawnWithdrawn

**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
Transport For Greater Manchester
Greater Manchester Police

Treetop Adventure Golf, Unit 17A, The Printworks, 7 Dantzic Street, Manchester, M4 2AD
Federation House, 2 Federation Street, Manchester, M4 4BF
Kiosk, 18 - 20 Dantzic Street, Manchester, M4 2AE
Time Out, Withy Grove, Manchester, M4 2BS
Unit 10, The Printworks, Withy Grove, Manchester, M4 2BS
12 - 22 Thorniley Brow, Manchester, M4 2AJ
Unit 21 And 22, The Printworks, Withy Grove, Manchester, M4 2BS
The Printworks, Withy Grove, Manchester, M4 2BS
The Printworks, Corporation Street, Manchester, M4 2BS
Unit 14, The Printworks, Withy Grove, Manchester, M4 2BS
Kiosk, The Printworks, Withy Grove, Manchester, M4 2BS
Units 11 And 12, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 3, The Printworks, Withy Grove, Manchester, M4 2BS
Units 5 And 6, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 16 To 17, The Printworks, Withy Grove, Manchester, M4 2BS
Units 2 An 2C, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 2C, The Printworks, Withy Grove, Manchester, M4 4BS
Unit 15, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 4, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 23A, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 18, The Printworks, Withy Grove, Manchester, M4 2BS
Second Floor, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 20, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 3A, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 1, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 13, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 19, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 1A, The Printworks, Withy Grove, Manchester, M4 2BS
10 Dantzic Street, Manchester, M4 2AD
18 - 20 Dantzic Street, Manchester, M4 2AE

## Appendix 2 – Planning constraints

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
Conservation Area - Shudehill Conservation Area 1987
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CITY1