

Planning

Growth & Development

Delegated officer report for planning application

Application no. 127036/NMC/2020

Date registered valid: 1 June 2020

Proposal: Non material amendment to condition 18 (SBD) of planning permission 11862/JO/2018 to allow the secured by design accreditation to be submitted within one month of first occupation

Address: 6 Cheetham Hill Road, Manchester, M4 4EX

Ward(s): Cheetham Ward

Applicant: Mr Abdel Koussa Beaumont Morgan Developments Ltd Suite 4B, Level 4, Paragon House , Seymour Grove, Manchester, M16 0LN

Agent (if any): Mr Abdel Koussa Beaumont Morgan Beaumont Morgan, Suite 4B, Level 04, Paragon House, Manchester, M16 0LN

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: j.atkinson@manchester.gov.uk

Recommendation:

Date of recommendation: 2 June 2020

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

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

The application site is approximately 0.13 hectares and currently consists of a temporary building which forms the management suite for the adjacent Green Quarter Development. The building and site fronts onto Cheetham Hill Road to the west along with having a frontage onto Fernie Street to the east. The management building is two storey to Cheetham Hill Road and, due to changes in site levels, is three storeys to Fernie Street. There is low level planting and trees to Cheetham Hill Road with a rendered wall to Fernie Street.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The surrounding area is a mixture of residential and commercial developments reflecting the sites position on the City fringe. The site holds a key position along Cheetham Hill Road, which is a major road route from the City Centre to the north of the City. To the north of the site is a petrol filling station whilst to the south is the Park Inn Hotel, a 7 storey building. Immediately to the east of the site is Jefferson Place and other residential blocks which form part of the Green Quarter complex which vary between 16 and 18 stories in height. To the west of the site are building and uses associated with the warehouse district which are two and three storey in scale.

Description of development

Non material amendment to condition 18 (SBD) of planning permission 11862/JO/2018 to allow the secured by design accreditation to be submitted within one month of first occupation

Consultations & Notification Responses

n/a

Issues

The proposal seeks to change the wording of condition 18 from:

The development shall be carried out in accordance with the Crime Impact Statement (Version B) prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 29 May 2015. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

To

The development shall be carried out in accordance with the Crime Impact Statement (Version B) prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 29 May 2015. The development shall only be carried out in accordance with these approved details. Within one month of first occupation of the development, written confirmation of a Secured by Design accreditation shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The key change is the submission of the secured by design accreditation. Due to the Covid-19 pandemic, it has not been possible for the Secured by Design assessors at Greater Manchester Police to visit sites. As such, there is a backlog of cases to assess. The applicant is requesting a degree of flexibility in the submission of the accreditation to reflect that the site visit may not be able to take place prior to the first occupation of the development.

It is considered that this is a negligible change to the planning condition and will only be required should the secured by design officer not be able to visit the site to make their assessment.

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:

Article 35 Declaration

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

1) The proposal involves the amendment to the wording of the Secured by Design planning conditions to allow the accreditation to be submitted within one month of the first occupation of the development.

2) Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning condition.

18) The development shall be carried out in accordance with the Crime Impact Statement (Version B) prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 29 May 2015. The development shall only be carried out in accordance with these approved details. Within one month of first occupation of the development, written confirmation of a Secured by Design accreditation shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

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

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3

Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Area Team Boundary - Name: NORTH1