

Planning

Growth & Development

Delegated officer report for planning application

Application no. 126366/FO/2020
Date registered valid: 11 March 2020
Proposal: Installation of railings and balustrading to secure recessed areas
Address: 7-11 Lower Mosley Street, Manchester, M2 3DW
Ward(s): Deansgate Ward

Applicant: Ryan Colins Premier Inn Hotels Ltd Whitbread Court, Houghton Hall
Business Park, Porz Avenue, Dunstable, LU5 5XE
Agent (if any): Mr Gary Morris W Whiteside LTD 7 Kendal Close, Rainford, WA11
7LG
Case officer: Joe Hobbs
Tel: 0161 600 8772
Email: j.hobbs@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 05.05.2020

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

Posted: 9 April 2020 Expired: 30 April 2020

Press advert

Published: 14 April 2020 Expired: 5 May 2020

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

The application site is at 7-11 Lower Mosley Street which is the site of a Premier Inn Hotel in Manchester City Centre. The application site is just outside the St Peters Square Conservation Area, but is close to several listed buildings including the Midland Hotel (GdII*) and Manchester Central (GdII*).

Description of development

The proposals include for the installation of balustrade railings to recesses around the building, to combat issues relating to antisocial behaviour, graffiti, litter and site safety.

Consultations & Notification Responses

Publicity was made regarding the application in the form of a site notice and an advert in the local press. No responses received.

Local neighbours were notified of the proposals. No responses received.

Consultation was made regarding the application to the following bodies:

Greater Manchester police - no objections

Highways Service - no objections

Issues

The main issues to consider with regards the application are impact on visual amenity, the character of the adjacent conservation area and the setting of adjacent listed buildings, impact on highways, access, and security:

Impact on visual amenity, the character of the adjacent conservation area and the setting of adjacent listed buildings -

The proposed railings would be most prominent on the Lower Mosley St elevation. The railings would be painted black, in keeping with similar railings nearby in the area. They would be set back slightly from the stone piers, leaving a minimal return, thus being subservient to the original architecture. The railings were originally proposed to be 3m tall, however they have since been reduced to 2m to be a less intrusive addition.

To the balcony recesses, an additional railing is proposed to sit atop the existing balustrade to fully enclose the ground floor balcony. The proposed additional railing would not be flush with the existing brick window opening and so would be subservient to the original building. To the well area on Bale Street, a hinged railing cover is proposed to cover the top of the well. The proposed design is much reduced from what was originally proposed and is a more low key intervention.

It is considered that the proposed railings would have a negligible impact on the character of the adjacent conservation area, and would have minimal impact on the setting of adjacent listed buildings. It is considered that any harm would be less than substantial harm.

Highways and access -

The proposed gates to the Lower Mosley Street elevation would be set back from the adopted highway and would not infringe on the pavement. The current double doors to this elevation are currently fire exit doors. The proposed corresponding doors would also be outward opening, and would be double allowing for wheelchair egress, however this is not a normal entrance/exit to the building. As such, the existing access provision would not be affected by the proposals.

Security -

The architectural design of the building includes several recesses. Recesses of this type do not benefit from informal surveillance, and can become hotspots for antisocial behaviour, littering, graffiti and other security issues - which have been experienced at the site. The proposed installations would seek to eliminate such problematic areas. Greater Manchester police have been consulted on the proposals and raised no objections.

Given the above, the proposal is considered acceptable and in accordance with the following key policies: Core Strategy policy SP1 (Spatial principles) and DM1 (Development Management).

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

In assessing the merits of a planning application, 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 this has included discussions regarding the information required to support the application.

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:

Location Plan P1 001
received via email 11th March 2020

Lower Mosley St Details P1 003A
Rear Elevations P1 004A
Bishops Gate Balcony Elevation P1 005A
Bale Street Elevation Railings To Wall P1 006A
Bale Street Elevation P1 007A
Design and Access Statement
all received via email 29th April 2020

Reason - To ensure the development is carried out in accordance with the approved plans in accordance with policies SP1 and DM1 of the Core Strategy.

Informatives

1) 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 the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004 - highwayapplications@manchester.gov.uk).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Greater Manchester Police

Second Floor, Bartle House, Oxford Court, Manchester, M2 3WQ
First Floor Sacco Mann Ltd, Bartle House, Oxford Court, Manchester, M2 3WQ
Ground Floor, Bartle House, Oxford Court, Manchester, M2 3WQ
Bartle House, Oxford Court, Manchester, M2 3WQ
First Floor, Bartle House, Oxford Court, Manchester, M2 3WQ
Basement And Ground Floor, Bishopgate, 7 - 11 Lower Mosley Street, Manchester, M2 3DW
Ground Floor, Peter House, Lower Mosley Street, Manchester, M2 3WQ
Sub Basement And Basement And Ground Floor, 101 Barbirolli Square, Manchester, M2 3WS
Third Floor To Sixth Floor, 101 Barbirolli Square, Manchester, M2 3WS
Sub Basement, 101 Barbirolli Square, Manchester, M2 3WS
Prema Health And Fitness Centre, 7 - 11 Lower Mosley Street, Manchester, M2 3DW
3 - 7 Lower Mosley Street, Manchester, M2 3WS
Peter House, Lower Mosley Street, Manchester, M2 3WQ
Henry's Cafe Bar, 7 - 11 Lower Mosley Street, Manchester, M2 3DW
9 Oxford Court, Manchester, M2 3WQ
Midland Hotel, Peter Street, Manchester, M60 2DS
Ground Floor To Second Floor, 101 Barbirolli Square, Manchester, M2 3WS
2 Oxford Court, Manchester, M2 3WQ
1 Oxford Court, Manchester, M2 3WQ

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
Area Team Boundary - Name: CITY1