MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143022/JO/2025
Date registered valid:	23 May 2025
Proposal:	Variation of Condition 2 (Drawings) attached to Planning Permission 141223/FO/2024 consisting of a revision of basement layout.
Address:	Globe House, 30 Southall Street, Manchester, M3 1LG
Ward(s):	Cheetham Ward
Applicant:	Mr Gary Macarthur
Agent (if any):	Mr Yaqoob Malik, Footprint Design Ltd
Case officer:	Jack Naven Tel: 0161 219 2095 Email: jack.naven@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: **27 June 2025**

Application Details

Type of application: Variation or Removal of Condition

Development type: Minor Dwellings

Date of site visit:

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 4 June 2025 Expired: 25 June 2025

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/Area

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application site relates to a large, attractive, five storey (including basement), red brick, office building (Globe House) situated at the corner of Southall Street and Carnarvon Street.

The building is at present occupied by apartments as a result of prior approval being granted for 28no. apartments under the provisions of Class O of the General permitted development Order, having previous been in use as offices (Class B1a) (app ref no. 123141/P3OPA/2019) together with subsequent planning permission for the addition of 3no. apartments (app ref no 137264/FO/2023).

One apartment is located within the basement but the remainder of the basement space is currently utilised for car parking accessed through a solid roller shutter in a non-original opening and 2 areas for cycle storage.

Description of Development

The application seeks variation of Condition 2 (Drawings) attached to Planning Permission 141223/FO/2024 consisting of a revision of basement layout.

Related Applications

141223/FO/2024 - Creation of 1no three bedroom flat together with elevational alterations.
Approved December 2024.

Consultations & Notification Responses

Publicity - Neighbour notification letters were sent to surrounding properties. At the time of writing this report, no representations have been received because of this publicity.

Policy

The main policies that relate to this development are:

DM1 (Development Management), SP1 (Spatial Principles), H1 (Overall Housing Provision), H5 (Central Manchester), CC1 (Primary Economic Development Focus : City Centre and Fringe), CC3 (Housing) CC5 (Transport) EN1 (Design Principles and Strategic Character Areas) and EN19 (Waste) of the Manchester Core Strategy (2012),

saved polices DC5 (Flat conversions) and DC26 (Development and Noise) of the Unitary Development Plan for the City of Manchester (1995),

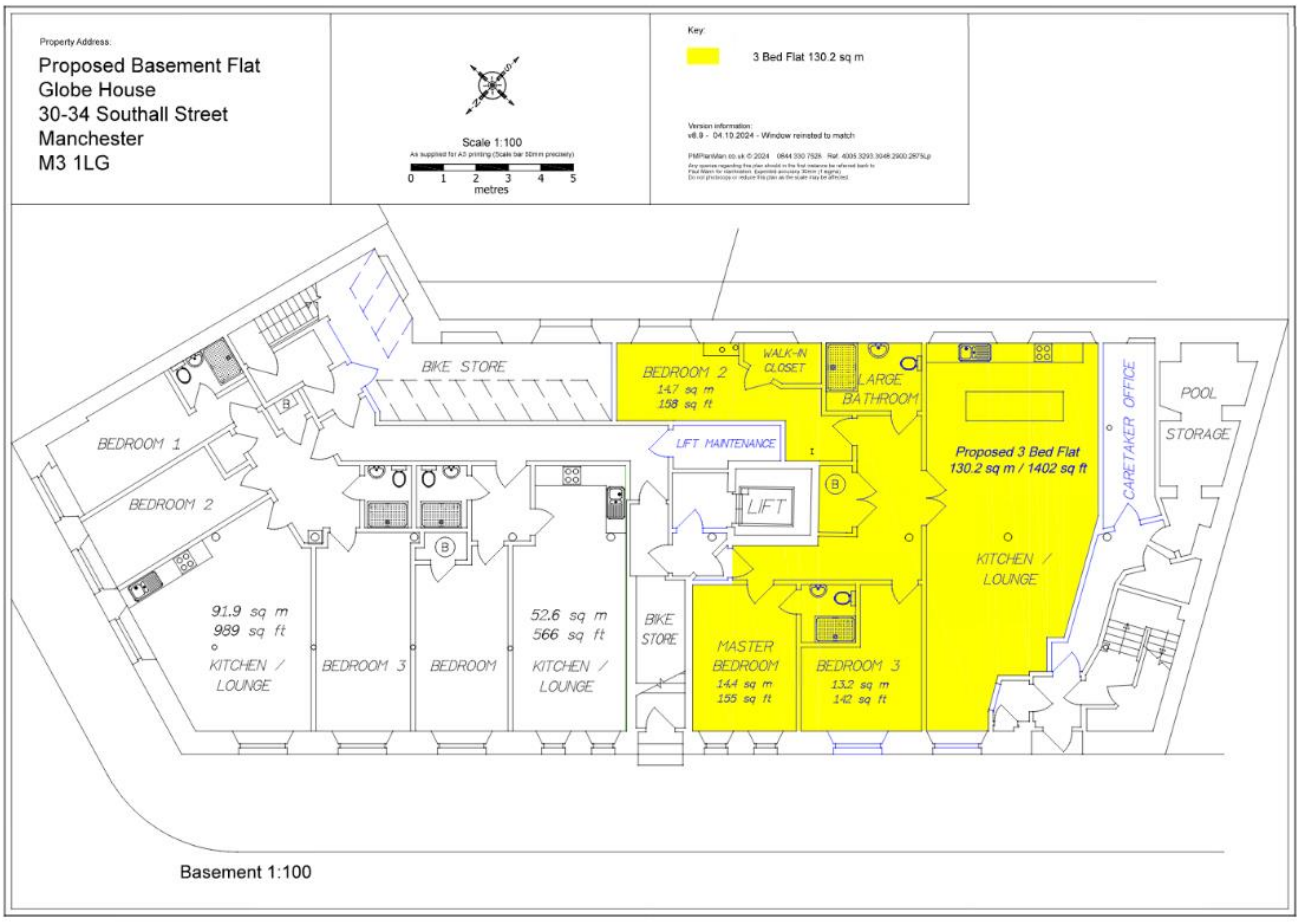
The National Planning Policy Framework, in particular section 5 (Delivering a Sufficient Supply of Homes) and

The guidance found in the Manchester Residential Quality Guide (2017).

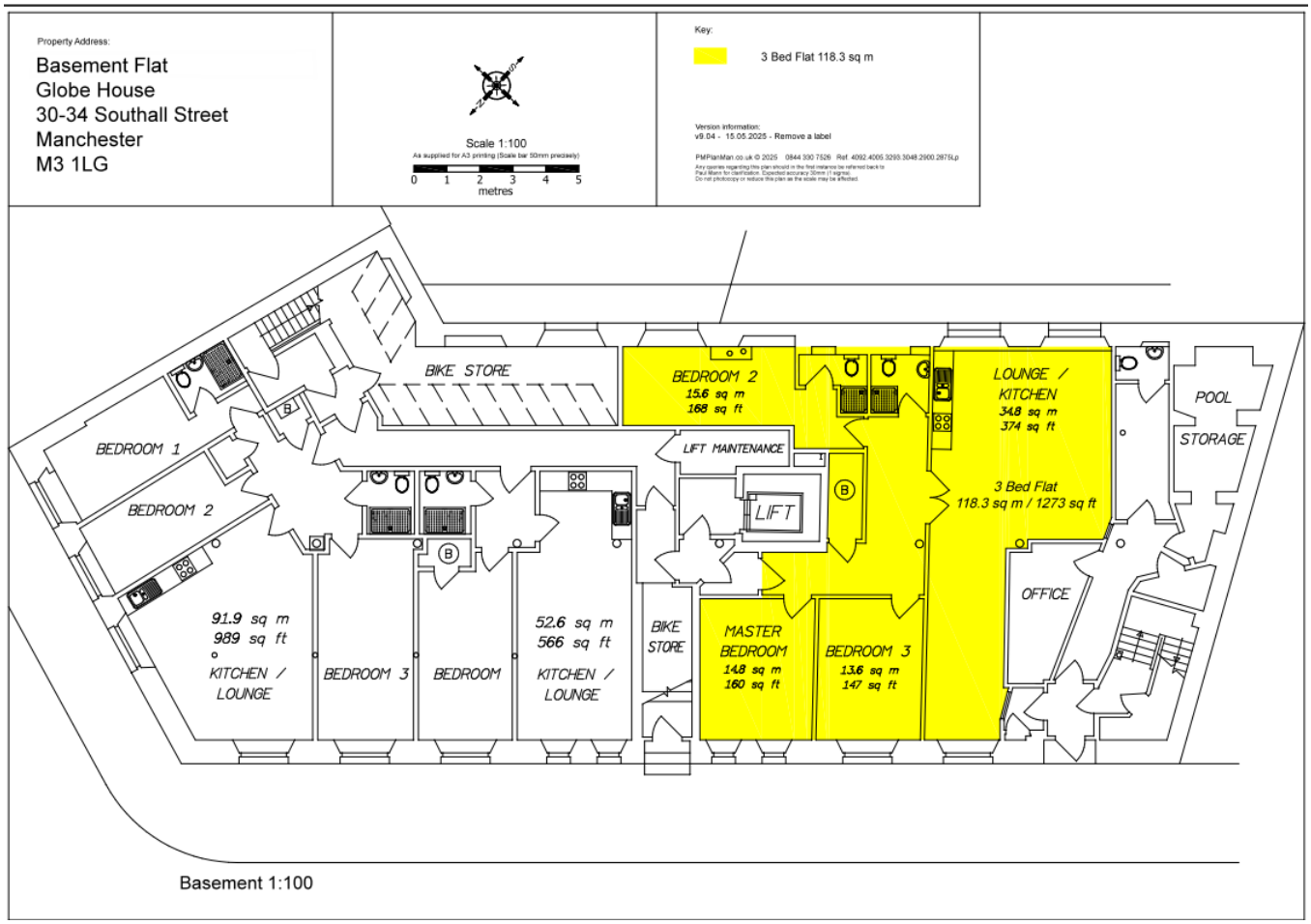
Issues

Principle of Development

The variation will result in a very minor change to the layout of the proposed basement layout. The sizes of the bedrooms will only change



Original basement flat layout plan



Revised basement flat layout plan

Visual amenity

The variation will result in no impact upon visual amenity compared to the originally approved permission. For full detail on the visual amenity impacted assessed, please refer to the Delegated Officer Report for 141223/FO/2024.

Residential amenity and Noise

The variation will result in no impact upon residential amenity and noise compared to the originally approved permission. For full detail on the residential amenity and noise impacted assessed, please refer to the Delegated Officer Report for 141223/FO/2024.

Conditions were attached to the original permission concerning Noise and Residential insulation. These conditions have since been discharged.

Transport

The variation will result in no impact upon transport compared to the originally approved permission. For full detail on the transport impacted assessed, please refer to the Delegated Officer Report for 141223/FO/2024.

Refuse

The variation will result in no impact upon refuse compared to the originally approved permission. For full detail on the refuse impacted assessed, please refer to the Delegated Officer Report for 141223/FO/2024.

A condition was attached to the original permission concerning waste. This condition has since been discharged.

Access

The variation will result in no impact upon access compared to the originally approved permission. For full detail on the access impacted assessed, please refer to the Delegated Officer Report for 141223/FO/2024.

Security

The variation will result in no impact upon security compared to the originally approved permission. For full detail on the security impacted assessed, please refer to the Delegated Officer Report for 141223/FO/2024.

Conclusion

Whilst the area within which the development site sits is allocated for commercial development as per the Great Ducie Street SPD, there is an established precedent for residential units at Globe House, which currently comprises 31no apartments.

The site is highly accessible, nearby to the City Centre, and so on balance the loss of parking is considered acceptable. The works would see the creation of a new window, replacing an existing garage door, which would lead to a slight visual uplift of the primary elevation of Southall Street.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the 23 December 2027.

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, as approved under planning permission 141223/FO/2024:

-Drawing - Proposed REAR CARPARK

-Drawing - Existing & Proposed A031.1_P(00)051 ELEVATION
-Noise assessment or information ASSESSMENT OF NOISE IMPACT
-Supporting Information TECHNICAL NOTE 2

All received by the City Council, as Local Planning Authority, on 14/10/2024 and:

-Noise assessment or information ARR/C/3565.02B GLAZING NOTE
-Supporting Information GLAZING SPECIFICATION
-Supporting Information MVHR BROCHURE

All received by the City Council, as Local Planning Authority, on 06/12/2024.

And in accordance with the following drawings and documents, received by Manchester City Council as the Local Planning Authority on 23 May 2025:

- Location Plan
- Basement Flat Plan

The approved details shall be implemented as part of the development.

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) Prior to the commencement of development, a construction management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:

-Measures to control noise and vibration into adjoining occupied properties
-Dust suppression measures;
-Compound locations where relevant;
-Details of the proposed construction traffic routes to and from the site;
-The measures for on-site / off-site car parking;
-Details of an emergency contact telephone number;
-A community consultation plan and;
-Sheeting of construction vehicles.

The development shall only be carried out in accordance with the approved management plan.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

4) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with 'VERIFICATION OF INTERNAL NOISE LEVELS' received by the City Council, as Local Planning Authority, on 30/01/2025, as approved under Discharge of Conditions application CDN/25/0091.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

5) The development shall be carried out in accordance with the approved noise assessment and acoustic insulation scheme (Noise assessment or information ARR/C/3565.02B GLAZING NOTE; Supporting Information GLAZING SPECIFICATION; Supporting Information MVHR

BROCHURE; All received by the City Council, as Local Planning Authority, on 06/12/2024; Noise assessment or information ASSESSMENT OF NOISE IMPACT received by the City Council, as Local Planning Authority, on 14/10/2024), as well as in accordance with 'VERIFICATION OF INTERNAL NOISE LEVELS' received by the City Council, as Local Planning Authority, on 30/01/2025, as approved under Discharge of Conditions application CDN/25/0091.

Reason - To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

6) The development shall be carried out in accordance with 'AIR QUALITY ASSESSMENT' received by the City Council, as Local Planning Authority, on 30/01/2025, as approved under Discharge of Conditions application CDN/25/0091.

Reason - To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

7) The development shall be carried out in accordance with 'Drawing - Proposed A031.2_P(00)004 _REV B WASTE PLAN' received by the City Council, as Local Planning Authority, on 30/01/2025, as approved under Discharge of Conditions application CDN/25/0091.

Reason - In the interests of amenity and public health pursuant to policies DM1, SP1 and EN19 of the Manchester Core Strategy (2012).

8) The development shall be carried out in accordance with 'Drawing - Proposed A031.2_P(00)007 WINDOW DETAIL' received by the City Council, as Local Planning Authority, on 30/01/2025, as approved under Discharge of Conditions application CDN/25/0091.

Reason - in the interest of visual amenity pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

9) The development hereby approved shall be operated in accordance with the Travel Plan approved under CDN/24/0113 (Transport or Travel information 230827 TRAVEL PLAN received by the City Council, as Local Planning Authority, on 18/04/2024) as referenced in the approved document (Supporting Information TECHNICAL NOTE 2 received by the City Council, as Local Planning Authority, on 14/10/2024). The Travel Plan shall remain in place for the lifetime of the development.

Reason - To minimise the level of vehicular traffic generated by the development, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester and the provisions contained within Planning Policy Guidance 13.

10) The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

11) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

12) The development hereby approved shall incorporate the following security measures:

-Internal entrance doorset to the proposed basement apartment should be security-certified to BS PAS 24.
-Windows onto the street should also be security-certified to BS PAS 24
-External bars to match the existing basement window openings.

Reason - in the interest of public safety pursuant to policy DM1 of the Manchester Core Strategy (2012)

13) a) Prior to the commencement of the development hereby approved, full and final details of the bike store indicated on the approved layout (Drawing - Proposed BASEMENT PLAN received by the City Council, as Local Planning Authority, on 04/11/2024) demonstrating the bike store has sufficient capacity to accommodate additional storage for the new apartment shall be submitted to and approved in writing by the City Council, as Local Planning Authority.

b) The approved bike store shall be made available for use prior to first use of the development and shall be available for use for the lifetime of the development.

Reason - to promote sustainable transport methods pursuant to policies DM1 and T1 of the Manchester Core Strategy (2012).

14) Prior to the commencement of the development hereby approved, the disabled parking bay indicated on the approved plan (Drawing - Proposed REAR CARPARK) shall be installed to the rear courtyard and made available for use. The disabled parking bay shall remain in situ for the lifetime of the development.

Reason - to ensure the development remains accessible pursuant to policies DM1 and CC10 of the Manchester Core Strategy (2012).

Informatives

1) The applicant should be advised that any requirements for licensing, hoarding, scaffolding, skips and any associated temporary pedestrian/traffic management arrangements, including Section 50, will need discussion and agreement with the council's Highway Network Management teams via Email highwaylicences@manchester.gov.uk highwaynetworkmanagement@manchester.gov.uk.

Appendix 1 – List of consultees & neighbours notified

Flat 26, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 25, Globe House, 30 Southall Street, Manchester, M3 1LP
Basement, 45 Julia Street, Manchester, M3 1LN
Flat 31, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 30, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 29, Globe House, 30 Southall Street, Manchester, M3 1LP
Unit 3, 1 Cheviot Street, Manchester, M3 1LW
Unit 2, 1 Cheviot Street, Manchester, M3 1LW
Rock Over Climbing, Unit 1, 1 Cheviot Street, Manchester, M3 1LW
First Floor, 45 Julia Street, Manchester, M3 1LN
Ground Floor, 45 Julia Street, Manchester, M3 1LN
1 Cheviot Street, Manchester, M3 1LW
Ground Floor, 47 - 49 Carnarvon Street, Manchester, M3 1EZ
First Floor, 47 - 49 Carnarvon Street, Manchester, M3 1LQ
Basement, 47 - 49 Carnarvon Street, Manchester, M3 1LQ
47 - 49 Carnarvon Street, Manchester, M3 1LQ
Flat 23, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 22, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 21, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 19, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 20, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 14, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 13, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 12, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 11, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 10, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 9, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 8, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 7, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 18, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 17, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 16, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 15, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 6, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 5, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 4, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 3, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 1, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 2, Globe House, 30 Southall Street, Manchester, M3 1LP
45 Julia Street, Manchester, M3 1LN
Flat 24, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 28, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 27, Globe House, 30 Southall Street, Manchester, M3 1LP

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
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: CENTRAL