

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142551/FO/2025
Date registered valid: 27 March 2025
Proposal: Retention of temporary building approved under application 126374/FO/2020 for a further 3 years.
Address: 3 Archway, Manchester, M15 5QJ
Ward(s): Hulme Ward

Applicant: Mr Joseph Brian Cravagan, FastSpace Ltd
Agent (if any): Mr Joseph Brian Cravagan, FastSpace Ltd
Case officer: David Lawless
Tel: 0161 234 4543
Email: david.lawless@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 2 May 2025



Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 29 April 2025

Standard consultations:

Printed: 8 April 2025 Expired: 1 May 2025

Neighbour notifications

Printed: 8 April 2025 Expired: 1 May 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/building/area

Three storey office block and associated car parking areas, situated to the northwest of the Princess Road/Greenheys Lane West junction and adjoining Archway.

Listed building: no
Conservation Area: no
Tree Preservation Order: no

Description of development

Retention of temporary building previously approved under applications 126374/FO/2020 and 118906/FO/2018 for a further 3 years to facilitate internal refurbishment of adjacent building.

Within the proposed temporary building, (workshop), there are areas of storage for light building materials, anodised aluminium and timber for internal partitions, as well as charging facilities for handheld power tools. These power tools are to be used at the location of the works being undertaken. There are no fixed machinery or plant within the temporary building retention being applied for.

Consultations & Notification Responses

Local Residents/Businesses – no comments received.

Highway Services – Have made the following comments:

- The proposal is for the retention of a single storey building for a further 3 years located to the northwest of the Archway campus boundary.
- It is understood that the temporary single storey building had been used as a workshop facility, approved previously under application No. 126374/FO/2020 and 118906/FO/2018.

- It appears that the access point from Archway will be unaffected by the retention of the building. It is noted that there will be an increase of 2no. full time employees at the site, with a total of 11no. full time employees. In terms of trip generation, it is accepted that retention of the modular building will have no significant impact on the surrounding highway network.
- It would be useful to understand the number of car parking spaces provided at the northern section of Archway Campus and whether staff use the car parking spaces.
- It is assumed that refuse storage and collection arrangement associated with the modular building will remain as existing.

Environmental Health – Suggests the imposition of a refuse storage condition.

Policies

The National Planning Policy Framework (December 2024) – The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear strong reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) 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. Relevant policies in the Core Strategy are detailed below:

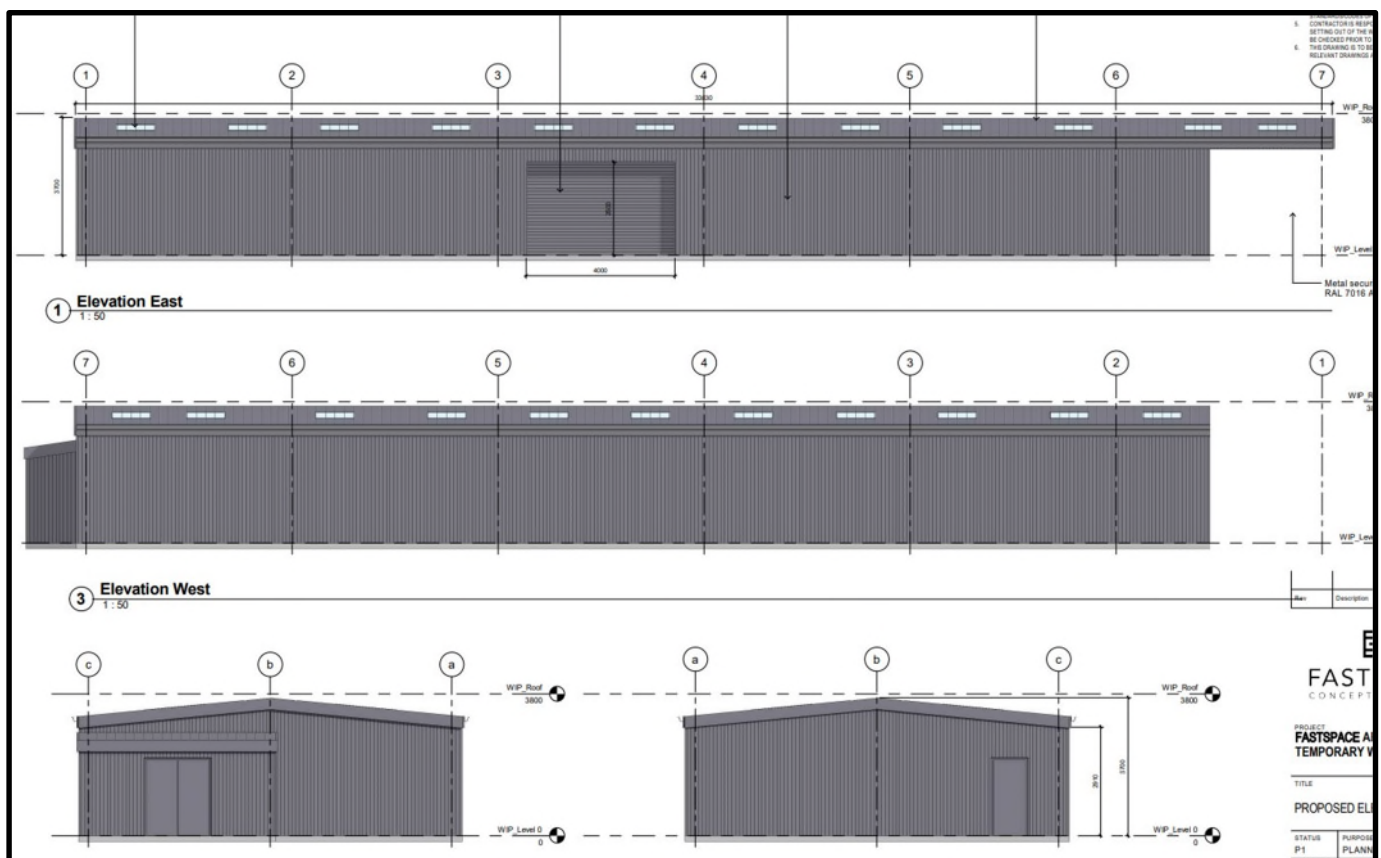
DM1, Development Management – This policy states that all development should have regard to a number of specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant specific issues are detailed below:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.

Issues

Principle – The principle of the proposal is considered acceptable, particularly given the two previous temporary approvals. The applicants have acquired the adjoining office building in order to expand their business and anticipate that its conversion and refurbishment to meet their business requirements will take some time, hence the requirement for a longer than usual temporary permission.

Design and Siting – Both the design and siting of the temporary metal clad building is considered acceptable.



Visual Amenity – The proposal will not have a detrimental impact upon the levels of visual amenity enjoyed within the vicinity of the site, especially at it is partially screened from the public realm by existing tree planting:



Residential Amenity – Given the proposed use and the lack of residential accommodation within the vicinity of the site, it is not considered that the proposal will have a detrimental impact upon the levels of residential enjoyed in the neighbourhood.

Contaminated Land – As the ground has not been broken then there is no requirement to impose the contaminated land condition.

Refuse Storage – The existing storage arrangements are considered acceptable, as a result it is not considered necessary to impose the suggested condition.

Pedestrian and Highway Safety – The proposal will not have a detrimental impact upon the levels of pedestrian and highway safety enjoyed within the vicinity of the site.

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 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 with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application.

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

1) The permission hereby granted is for a limited period only, expiring on 2 May 2028 and the buildings, works and use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued. The land shall be reinstated within 2 months; in accordance with a scheme submitted to and approved in writing by the City Council local planning authority before this permission expires.

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 received on 27 March 2025:

- a) Location Plan
- b) Statement of Use
- c) Drawing no. FS_ARCH_WS_SI-DR-A-001 - existing plan
- d) Drawing no. FS_ARCH_WS_SI-DR-A-002 - proposed plan
- e) Drawing no. FS_ARCH_WS_XX-DR-A-003 - proposed elevations
- f) Drawing no. FS_ARCH_WS_SI-DR-A-004 - proposed plan
- g) Drawing no. FS_ARCH3_SI-DR-A-001 - existing site plan

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Corporate Property
Cafe, 3 Archway, Manchester, M15 5QJ
Asda Filling Station, Greenheys Lane, Manchester, M15 5AQ
1 Archway, Manchester, M15 5QJ
Second Floor, Turing House, 5 Archway, Manchester, M15 5RL
First Floor, Turing House, 5 Archway, Manchester, M15 5RL
Ground Floor, Turing House, 5 Archway, Manchester, M15 5RL
THE UNIVERSITY OF MANCHESTER, Second Floor, Reynolds House, 4 Archway, Manchester, M15 5RL
Ground Floor, Reynolds House, 4 Archway, Manchester, M15 5RL
First Floor, Reynolds House, 4 Archway, Manchester, M15 5RL

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

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Historic Landfill Site 250m Buffer -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA