

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142067/FO/2025		
Date registered valid:	17 April 2025		
Proposal:	Creation of Photo Studio (Use Class E)		
Address:	Basement, 113 Fairfield Street, Manchester, M12 6EL		
Ward(s):	Piccadilly		Ward
Applicant:	Mr T Jones Stratton Brand House Ltd.		
Agent (if any):	Mr Gary Dearden PPY Design Ltd		
Case officer:	Sam		Elliott
	Tel: 0161	219	2856
	Email: sam.elliott@manchester.gov.uk		
Recommendation:	Approve		
Date of recommendation:	04/06/2025		

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 29/04/2025

Standard consultations:

Printed: 2 May 2025 Expired: 24 May 2025

Neighbour notifications

Printed: 28 April 2025 Expired: 20 May 2025

Site notice

Posted: 28/04/2025 Expired: 20/05/2025

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: Not applicable

Tree Preservation Order:

Description of Area

The application site relates to an 3 storey mixed use building located at 113 Fairfield Street within the Eastern Gateway area of Manchester City Centre.

The entrance to the building is at the first floor which is level with Fairfield Street, with the first and second floors used as office space. The basement level is accessible from a servicing yard set down from Fairfield Street and is currently an unused warehouse space.

The unit is immediately bounded by a nursery, a church and the service yard. The site is also in proximity to Piccadilly Train Station and the Piccadilly Viaduct.

Surrounding uses include offices, light industrial, car servicing, surface car parking, places of worship, private sporting studios and takeaways.

Description of Development

A change of use is sought for the basement floor unit to be used as a photography studio under Use Class E (c) ii. *professional services (other than medical services)*. The unit would feature 3 no. studios, a lounge area, a staff refreshment area, storage, a WC and a disabled WC. The applicant accepts the proposed opening hours:

Monday to Saturday: 09:00 - 20:00

Sundays: 09:00 - 18:00

The application includes a proposed external alteration to the western elevation, widening the door to the basement stairwell by 25cm for a new total width of 1m.

Consultations & Notification Responses

Highways:

No objections subject to recommended informatives.

Requested cycle parking provision be provided.

Noted applicant requirement to discuss licensing, hoarding, scaffolding, skips and temporary traffic management with MCC's Highways Licensing Team and Event and Traffic Management Team via Email to: highwaylicences@manchester.gov.uk

Environmental Health:

The waste management arrangements are acceptable along with the hours of opening.

MCC Flood Risk

Noted that there is a United Utilities public sewer onsite. Advised the LPA should consult UU on an approvable master plan before determining the planning application. The proposal is also 6m away from a main river, so advised the Environment Agency should be consulted on the application.

Environment Agency

The proposed development falls within Flood Zone 3, which is land defined in the planning practice guidance as being at risk of flooding. No objection in principle but advised LPA follow standard guidance from: [Flood risk assessments: applying for planning permission - GOV.UK](https://www.gov.uk/guidance/flood-risk-assessments-applying-for-planning-permission)

The proposed site location is within 8 metres of a designated a statutory main river. The Environmental Permitting (England and Wales) Regulations 2016 require a permit. For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

United Utilities

Highlighted applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development. The applicant should not rely solely on the detail contained within asset maps when considering a proposed layout. Requested that a copy of the letter and Appendix is made available to the applicant.

Canal and River Trust

The application falls outside the notified area, no requirement to consult.

Network Rail

No objections.

Greater Manchester Police Service

No response.

Notifications

The application was advertised by site notice and neighbour notification letters. Two identical

responses were received with the following concerns:

- Red line boundary as shown the site plan encroaches onto school land to rear.
- Worsened impact on existing congestion
- Intensified use at 113 Fairfield would result in significant increase in traffic compromising child safety.
- Red line boundary includes 115 Fairfield.

It is noted that an amended location plan submitted 08/05/2025 was submitted clarifying land ownership and right of access. Regardless, issues of land ownership are not material planning considerations on which an application may be determined. Highways matters will be discussed below.

Policy Context

The main issues for consideration relate to the acceptability of the proposed use, its impact upon amenity as well as visual amenity. The following policies are considered relevant to this application:

The Adopted Core Strategy for the City of Manchester

- CC1 – City Centre and Fringe
- CC9 – Design and Heritage
- CC10 – A Place for Everyone
- DM1 – Development Management
- EN1 – Design Principles and Strategic Character Areas
- EN14 – Flood Risk
- SP1 – Spatial Principles
- T1 – Sustainable Transport

Places for Everyone

- JP-P1 – Sustainable Places

NPPF

- Section 12 (Achieving Well Designed Places)

Principle of Development

The application would see the vacant basement warehouse storage to be used as a Photography Studio under Use Class E (c) ii. *professional services (other than medical services)*. This is considered to align with the objectives of Core Strategy Policy CC1, which supports the introduction of a range of economic uses within the City Centre to develop a vibrant City Centre economy, particularly where there is a more intensive use of employment land.

While the basement is currently vacant warehouse storage, it is noted that the above units level with Fairfield Street are Class E offices. Considering the established presence of Class E units within the plot, as well as the alignment with policy CC1, the change of use is accepted in principle.

While it is not expected that the proposed use would create significant additional amenity issues in terms of trip generation, accessibility, refuse and flooding, nor impact upon visual amenity or heritage, these matters are explored further below.

Impact on the local highway network

The site is in an accessible location just outside the City Centre, nearby to Piccadilly Train Station and Tram Stop, and with regular bus services in the vicinity. While neighbour comments are acknowledged regarding the impacts of intensified use on trip generation and the safety of children at nearby nurseries, Highways Services do not anticipate the number of trips to significantly differ from those the existing use.

Space for the storage of 4no. bicycles has been provided externally by the basement stairwell door within the western elevation, pursuant to policy T1 of the Manchester Core Strategy, which promotes the use of transport modes that would reduce car usage in the City Centre. A canopy is shown on amended plans received 04/06/2025, and a condition requesting further details of its interaction with the western elevation and materiality is recommended in the case of approval.

Accessibility

The applicant submitted an Access Statement 15/05/2025. The applicant has discounted the suitability of a portable ramp as it would have required a ramp length of 4500mm, plus a level landing of 1200mm would need to be erected. This option would not be easily portable and would obstruct the narrow footway along Fairfield Street.

The applicant would instead provide an entrance bell at street level on Fairfield Street sited on the side wall immediately adjacent the main entrance door, at a height of 850mm above pavement level, and in a position easily reached by a person using a wheelchair. A sign with contrasting colours, easily distinguishable by anyone with a visual impairment will read 'ring for assistance.' Two full time workers would be available to provide the assistance needed to gain safe access to the basement floor. For unarranged visits, a dedicated helper would assist in transfer from Fairfield Street to the rear service yard via vehicle, where access will be provided over the level and widened door within the western elevation. For appointments, arrivals will be arranged to the basement side door. WC facilities are to be provided on both floors of the building.

In consideration of the above, the proposed use is acceptable with respect Core Strategy Policy CC10 regarding accessibility. It is recommended that a condition is added to any approval to ensure that access provisions are carried out in accordance with submitted Access Statement.

Refuse

The applicant has submitted a waste management strategy, the contents of which have been assessed by MCC Highways and Environmental Health. Subsequent to the applicant amending the document and plans to show 2 no. 1100l Eurobins for general and recyclable waste, the waste strategy was considered to be acceptable.

Accordingly, small volumes of paper, polythene bags, cardboard and textiles are to be store in the storeroom adjacent to the stairwell exit and are to be sorted and transferred by office management to the external Eurobins prior to collection by Bifta.

It is recommended that a condition is added to any approval to ensure that waste management is carried out in accordance with the amended Waste Strategy document.

Flooding

The site is located within a 6m of the River Medlock and the Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place. It is recommended that an informative is added to any approval highlighting this obligation to the applicant. Otherwise, the site is within Flood Zone 3, though Flood Risk Management, Canal & River Trust or Environment Agency consultees have raised no objection

to the scheme. It is recommended that a condition is added to any approval ensuring that flood risk mitigation measures and the flood evacuation plan are carried out in accordance with the submitted documents Flood Risk Assessment 113 Fairfield Street, Manchester M12 6EL dated 10/03/2025 and Appendix G Flood Evacuation Plan dated 10/03/2025.

At the request of Environmental Protection, United Utilities were consulted relating to a sewer pipe located on site. United Utilities requested information be shared with the applicant outlining their responsibilities.

Ultimately, neither the proposed use nor minor external alterations will significantly increase the unit's vulnerability to flooding, and the scheme is considered acceptable with respect to Core Strategy Policies CC1 and EN14.

Visual Amenity

The proposed widening of the service yard doorway would be minor, as well as being mostly hidden from view from Fairfield Street given the elevational change. It is considered well-integrated into the elevation and would not materially alter the appearance of the building.

In view of the above, the proposed louvre is considered to be acceptable in terms of visual amenity and compliant with Policies DM1, EN1 and SP1 of the Core Strategy and Policy JP-P1 of PfE, as well as being in line with guidance contained within the NPPF relating to design.

Opening Hours

The applicant accepts the proposed opening hours:

Monday to Saturday: 09:00 - 20:00

Sundays: 09:00 - 18:00

Environmental Health comments raise no objection to the proposed hours of opening. It is recommended that a condition is attached to any approval ensuring adherence to this, as well as conditioning the submission of a scheme confirming the proposed hours of operation should they wish to change the use to another purpose within Class E.

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

Condition(s) to be attached to decision for approval

1. 3 Year time Limit

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. Specified Plans and Documents

The development hereby approved shall be carried out in accordance with the following drawings and documents:

TJ1-00 rev B

TJ1-03C

TJ1-04A

TJ1-05B

Appendix E – Waste Management Strategy (v.7.00 from September 2023) received 30/05/2025

Access Statement for application 142067/FO/2025 received 15/05/2025

Flood Risk Assessment 113 Fairfield Street, Manchester M12 6EL dated 10/03/2025.

Appendix G Flood Evacuation Plan dated 10 March 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to Core Strategy policies CC1, CC9, CC10, DM1, EN1, EN14, SP1 and T1; as well as Places for Everyone Policy JP-P1.

3. Materials

The materials to be used on the external surfaces hereby permitted shall match those as specified on the approved plans in type, size, colour, and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure. Pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

4. Hours of Opening

The photography studio use hereby approved shall not be open to customer outside of the following times for the lifetime of the development:

Monday to Saturday: 09:00 - 20:00

Sundays: 09:00 - 18:00

In the event that the premises undergoes a change of use to another purpose within Class E of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (SI 2020 No.757) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification, a scheme confirming the proposed hours of operation of the proposed use shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved hours shall then be adhered to for the lifetime of the replacement use.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012)

5. Waste Management

Waste management shall be carried out in accordance with the submitted document Appendix E – Waste Management Strategy (v.7.00 from September 2023) received 30/05/2025 and submitted plans:

TJ1-03C

TJ1-04A

TJ1-05B

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

6. Cycling Provision

Prior to the commencement of the installation of the bike racks, details of the bike rack canopy including elevations detailing the interface with the western elevation and a product specification shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with policy DM1 of the Manchester Core Strategy, as well as provide sustainable transport to the site pursuant to policy T1 of the Core Strategy.

7. Access

Accessibility provisions shall be carried out in accordance with the submitted document Access Statement for application 142067/FO/2025 received 15/05/2025.

Reason - In the interests of accessible access, pursuant to policies CC10, SP1 and DM1 of the Manchester Core Strategy (2012).

8.	Use	Class
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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 basement unit at 113 Fairfield Street shall be used for any purpose other than the purpose of a Use Class E (c) ii. *professional services (other than medical services)* 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).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1.

9. Flood Measures

Flood risk mitigation measures including the recommended finished floor level, flood barriers, flood resilient measures (up to 2m from ground level) shall be carried out in accordance with the submitted document Flood Risk Assessment 113 Fairfield Street, Manchester M12 6EL dated 10/03/2025. Flood warning and evacuation measures shall be carried out in accordance with the submitted document Appendix G Flood Evacuation Plan dated 10 March 2025.

Reason - In the interests of flood risk prevention, pursuant to policies CC1, EC14, SP1 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
Canal & River Trust
Network Rail
Environment Agency
United Utilities Water PLC

Ground Floor, 113 Fairfield Street, Manchester, M12 6EL
2 Raven Street, Manchester, M12 6PP
107 Fairfield Street, Manchester, M1 2WG
GREATER MANCHESTER WEST MENTAL HEALTH, The Bridge, 104 Fairfield Street,
Manchester, M1 2WR
113 Fairfield Street, Manchester, M12 6EL
Basement To First Floor, 113 Fairfield Street, Manchester, M12 6EL
First Floor, 113 Fairfield Street, Manchester, M12 6EL
SOL Christian Academy, 115 Fairfield Street, Manchester, M12 6EL

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
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Benefitting From Flood Defences -
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
Historic Landfill Site 250m Buffer -
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) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL