

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140287/FO/2024
Date registered valid: 9 October 2024
Proposal: Replacement of all external flat entrance doors.
Address: 117 Liverpool Road, Manchester, M3 4JN
Ward(s): Deansgate Ward

Applicant: Chloe Gallagher The Riverside Group
Agent (if any): Mr Andrew Tyczynski Storm Tempest Ltd
Case officer: Max Gibson
Tel: 0161 219 6359
Email: maximillian.gibson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 4 December 2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 28 October 2024

Standard consultations:

Printed: 17 October 2024 Expired: 7 November 2024

Neighbour notifications

Printed: 17 October 2024 Expired: 7 November 2024

Site notice

Posted: 28 October 2024 Expired: 18 November 2024

Press advert

Published: 22 October 2024 Expired: 12 November 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The proposal relates to the Woolam Place development, located on Liverpool Road close to the junction with Water Street. The development comprises four three-storey residential blocks designed in a neo-Georgian style to compliment the surrounding architectural vernacular. The site is located within the heart of Castlefield Conservation Area. There are a number of listed buildings in the vicinity of the site, including the Grade I listed Liverpool Road Station directly across the road from the development.

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order: Not applicable

Description of area

Designated on 13 October 1979, the conservation area's boundary follows that of the city along the River Irwell, New Quay Street, Quay Street, Lower Byrom Street, Culvercliff Walk, Camp Street, Deansgate, Bridgewater Viaduct, Chester Road, Arundel Street, Ellesmere Street, Egerton Street, Dawson Street and Regent Road. On 26 June 1985 the area was extended by the addition of land bounded by Ellesmere Street, Hulme Hall Road and the River Irwell. The character of the surrounding area comprises many different uses, including residential, dining, drinking and cultural.

Description of development

The application relates to the replacement of the development's hardwood timber entrance doors with new composite, hardwood clad doors. The design and finish is intended to mimic the existing doors, to give a visual continuity.

Consultations & Notification Responses

Publicity - letter were sent to surrounding occupiers notifying them of the development. A notice was displayed adjacent to the site informing passers-by of the development. An advertisement was placed in the local press advertising the works as those affecting the setting of a listed building and conservation area. No representations have been received as a result of this publicity.

MCC Highways Services - proposals acceptable on principle as within site edge red and therefore would not impinge upon adopted highway.

Issues

The main policies that relate to this application are DM1 (Development Management), SP1 (Spatial Principles), EN3 (Heritage) and CC9 (Design and Heritage) of the Manchester Core Strategy (2012) and saved policy DC18 (Conservation Areas) of the Unitary Development Plan for Manchester (1995)

Visual amenity

The doors in situ are timber, panelled doors painted gloss black. The style is traditional to provide visual coherence to the neo-Georgian aesthetic of the development. The proposal is for laminate core and hardwood laminate panelled doors set within hardwood frames, painted RAL9005 black. This would afford a similar visual appearance and materiality to the existing doors, thereby minimising any potential detrimental impacts on the building.

The similar traditional appearance of the proposed doors to the existing would ensure that there is no contingent negative impact on the Conservation Area. Given the above, it is considered that there are no concerns regarding visual amenity that would warrant a refusal.

Highways

The doorways are all within the curtilage of the development site and consequently could not impinge upon the adopted highway. Fitout/construction arrangements would ensure any works is contained within the curtilage of the site. As the doorways are fire doors, they would open outwards, which is acceptable. Thus, there are no highways concerns that would warrant a refusal.

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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to 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 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 approved plans:

-Drawing - Proposed 13 DOOR EXAMPLE

-Drawing - Proposed 7 ELEVATION (REAR)

Both received by the City Council, as Local Planning Authority, on 03/10/2024

-Drawing - Proposed D15852 21 SPECIFICATION SUMMARY received by the City Council, as Local Planning Authority, on 19/11/2024

-Drawing - Proposed 17 PROPOSED DOOR CROSS SECTION

-Drawing - Proposed 18 PROPOSED DOOR CROSS SECTION

Both received by the City Council, as Local Planning Authority, on 24/11/2024

-Drawing - Proposed 6 REVA ELEVATION (FRONT)

-Drawing - Proposed 8 REV A ELEVATION (FRONT)

-Drawing - Proposed 9 REV A ELEVATION (FRONT)

-Drawing - Proposed 10 REV A ELEVATION (FRONT)

All received by the City Council, as Local Planning Authority, on 04/12/2024

Reason - in the interest of visual amenity and as the development affects the setting of a conservation area pursuant to policies DM1, SP1, CC9 and EN3 of the Manchester Core Strategy (2012) and saved policy DC18 of the Unitary Development Plan for Manchester (1995).

3) The fanlights indicated on the approved drawings (-Drawing - Proposed 6 REVA ELEVATION (FRONT); Drawing - Proposed 8 REV A ELEVATION (FRONT); Drawing - Proposed 9 REV A ELEVATION (FRONT); Drawing - Proposed 10 REV A ELEVATION (FRONT) received by the City Council, as Local Planning Authority, on 04/12/2024) shall be retained in situ for the lifetime of the development.

Reason - in the interests of visual amenity pursuant to policies DM1, SP1, EN3 and CC9 of the Manchester Core Strategy (2012) and saved policy DC18 of the Unitary Development Plan for Manchester (1995).

4) The doors shall be finished in RAL9011 Graphite Black.

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

5) The doors shall be installed in accordance with the approved product (Drawing - Proposed D15852 21 SPECIFICATION SUMMARY received by the City Council, as Local Planning Authority, on 19/11/2024 - viewed on site 31/01/2025). The approved details shall be implemented in full as part of the development.

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

Appendix 1 – List of consultees & neighbours notified

Highway Services

Heritage & Urban Design

48 Liverpool Road, Manchester, M3 4EQ
Arch 122, Woollam Place, Manchester, M3 4JJ
Arch 124, Woollam Place, Manchester, M3 4JN
Arch 123A, Woollam Place, Manchester, M3 4JJ
Arch 123, Woollam Place, Manchester, M3 4JJ
Arch 121, Woollam Place, Manchester, M3 4JJ
1 New Elm Road, Manchester, M3 4JH
121 - 123 Liverpool Road, Manchester, M3 4JN
The Castlefield Hotel, Liverpool Road, Manchester, M3 4JN
Warehouse Rear Of 121 To 123, Liverpool Road, Manchester, M3 4JN
25 Woollam Place, Manchester, M3 4JJ
19 Woollam Place, Manchester, M3 4JJ
9 Woollam Place, Manchester, M3 4JJ
3 Woollam Place, Manchester, M3 4JJ
119E Liverpool Road, Manchester, M3 4JN
119B Liverpool Road, Manchester, M3 4JN
117E Liverpool Road, Manchester, M3 4JN
117B Liverpool Road, Manchester, M3 4JN
133F Liverpool Road, Manchester, M3 4JN
133C Liverpool Road, Manchester, M3 4JN
131F Liverpool Road, Manchester, M3 4JN
119F Liverpool Road, Manchester, M3 4JN
36 Potato Wharf, Manchester, M3 4NB
125 Liverpool Road, Manchester, M3 4JN
119D Liverpool Road, Manchester, M3 4JN
119C Liverpool Road, Manchester, M3 4JN
119A Liverpool Road, Manchester, M3 4JN
117F Liverpool Road, Manchester, M3 4JN
117D Liverpool Road, Manchester, M3 4JN
117C Liverpool Road, Manchester, M3 4JN
117A Liverpool Road, Manchester, M3 4JN
127F Liverpool Road, Manchester, M3 4JN
133E Liverpool Road, Manchester, M3 4JN
133D Liverpool Road, Manchester, M3 4JN
133B Liverpool Road, Manchester, M3 4JN
133A Liverpool Road, Manchester, M3 4JN
131E Liverpool Road, Manchester, M3 4JN
131D Liverpool Road, Manchester, M3 4JN
131C Liverpool Road, Manchester, M3 4JN
131B Liverpool Road, Manchester, M3 4JN
28 Potato Wharf, Manchester, M3 4NB
26 Potato Wharf, Manchester, M3 4NB
24 Potato Wharf, Manchester, M3 4NB
22 Potato Wharf, Manchester, M3 4NB
20 Potato Wharf, Manchester, M3 4NB
18 Potato Wharf, Manchester, M3 4NB
16 Potato Wharf, Manchester, M3 4NB
14 Potato Wharf, Manchester, M3 4NB
12 Potato Wharf, Manchester, M3 4NB

10 Potato Wharf, Manchester, M3 4NB
8 Potato Wharf, Manchester, M3 4NB
6 Potato Wharf, Manchester, M3 4NB
4 Potato Wharf, Manchester, M3 4NB
2 Potato Wharf, Manchester, M3 4NB
23 Woollam Place, Manchester, M3 4JJ
21 Woollam Place, Manchester, M3 4JJ
17 Woollam Place, Manchester, M3 4JJ
15 Woollam Place, Manchester, M3 4JJ
11 Woollam Place, Manchester, M3 4JJ
7 Woollam Place, Manchester, M3 4JJ
5 Woollam Place, Manchester, M3 4JJ
1 Woollam Place, Manchester, M3 4JJ
131A Liverpool Road, Manchester, M3 4JN
129F Liverpool Road, Manchester, M3 4JN
129E Liverpool Road, Manchester, M3 4JN
129D Liverpool Road, Manchester, M3 4JN
129C Liverpool Road, Manchester, M3 4JN
129B Liverpool Road, Manchester, M3 4JN
129A Liverpool Road, Manchester, M3 4JN
127E Liverpool Road, Manchester, M3 4JN
127D Liverpool Road, Manchester, M3 4JN
127C Liverpool Road, Manchester, M3 4JN
127B Liverpool Road, Manchester, M3 4JN
127A Liverpool Road, Manchester, M3 4JN
34 Potato Wharf, Manchester, M3 4NB
32 Potato Wharf, Manchester, M3 4NB
30 Potato Wharf, Manchester, M3 4NB

Appendix 2 – Planning constraints

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
Conservation Area - Castlefield Conservation Area 1979
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL