

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 140176/FO/2024  
**Date registered valid:** 2 September 2024  
**Proposal:** Replacement of front sliding door entrance.  
**Address:** 4 - 6 Union Street, Manchester, M4 1PT  
**Ward(s):** Piccadilly Ward

**Applicant:** Mr Ray Cunningham The Riverside Group  
**Agent (if any):** Mr Joseph McCarthy Storm Tempest Ltd  
**Case officer:** Michael Pearson  
Tel: 0161 219 2735  
Email: michael.pearson@manchester.gov.uk

**Recommendation:** Approve  
**Date of recommendation:** 16/12/2024

## Application details

**Type of application:** Full Application Consent

**Development type:** Minor Other

**Date of site visit:**

### Standard consultations:

Printed: 3 September 2024

Expired: 24 September 2024

### Neighbour notifications

Printed: 3 September 2024

Expired: 24 September 2024

### Site notice

Posted: 12 September 2024

Expired: 3 October 2024

### Press advert

Published: 10 September 2024

Expired: 1 October 2024

**Departure from Development Plan:** No

**Environmental Statement:** Not required

## Description of site/building

The application relates to a four storey building, over basement, at 4-6 Union Street. The application property is a former warehouse and dates from the mid-late Victorian period, having now since been converted to 13no residential apartments (Class C3). To the front of the property a contemporary glazed sliding door entrance was installed, following the approval of planning permission 109116/FO/2015/C2.

**Listed building:** Not applicable

**Conservation area:** Smithfield Conservation Area 1987

**Tree Preservation Order:** Not applicable

## Description of area

The neighbouring area lies within the heart of Manchester City Centre and within the Smithfield Conservation Area. The area to the west and south is characterised by more contemporary commercial and residential developments in the form of Manchester Arndale and Transmission House. To the north of the application site, development is generally characterised by Victorian and Edwardian properties in a variety of commercial and residential uses. The site fronts out onto a small surface car park, which forms a small square with properties that line Edgehill Street, Union Street and Roman Street facing onto it.

## Description of development

The application seeks consent for the removal of the existing glazed sliding door entrance on site and the installation of a replacement glazed sliding door.

The proposed sliding door would have a width of 2685mm and a height of 2585mm. The door would also feature a horizontal glazing bar/crossrail with a height of 74mm, and an outer frame of 55mm. The doorway is to be coloured grey to match that of the property's windows.

The proposed development is cited as being required due to the current door on site being broken after having been subject to anti-social behaviour.

## **Planning History**

109116/FO/2015/C2 - The installation of a glazed door within the existing entrance area – Approved February 2016.

068833/FO/2003/C1 - Conversion of existing warehouse into 13 no. self contained flats and elevational alterations – Approved November 2003.

## **Consultations & Notification Responses**

Environmental Health – No objection.

Highways – No objection subject to an informative relating to highway hoarding.

Greater Manchester Police – No objection, a security rated door should be utilised and at least one pane of glazing be laminated.

Publicity – None received.

## **Policy**

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy CC9 – Design and Heritage
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester – The following saved UDP Policies are of relevance to this application:

- Policy DC18 – Conservation Areas

The Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Strat2 – City Centre
- Policy JP-P2 – Heritage

National Planning Policy Framework (NPPF)

- Chapter 12 – Achieving well-designed and beautiful places
- Chapter 16 – Conserving the Historic Environment

## **Other Legislative Requirements**

## Issues

### Principle of Development

The proposed development would see the cosmetic alteration of an existing property in residential use in order to make it more secure. As the proposal would not see the fundamental change of the use of the site, the proposal is acceptable in this regard and therefore accords with Core Strategy Policy SP1 and DM1, and Places for Everyone Plan Policy JP-Strat 2 in principle.

### Visual Amenity

The application site, as existing, is an attractive Victorian former warehouse building. The property features timber windows coloured grey, decorative brickwork, sandstone window and entrance surrounds and recessed ground floor entrance. The existing sliding glazed door on site was approved under planning permission 109116/FO/2015/C2 on the basis that the property's recessed doorway was providing a refuge for anti-social behaviour to the detriment of the neighbouring area. Whilst the glazed sliding door is a somewhat alien form of the development on site and within the local street scene, due to its modern appearance, slimline frame and large glazed panels it does not appear overly incongruous, this was noted within the officer's report for planning application 109116/FO/2015/C2.

The application property occupies a position along Union Street and Edgehill Street, two roads that are primarily back of house in nature, being set away from busier main roads and lacking any commercial presence.

The proposed doorway is notably thicker than that of the existing, with the horizontal crossrail being a notable feature. The increase in the thickness of the doorway has been cited as being required for providing extra stability so that it may not be pried open. Multiple designs have been considered as part of negotiations, but it is understood that this is the slimmest alternative that provides the necessary security measures on site.

Given that the doorway would occupy the same position as that of the existing, would be coloured so as to match that of the property's windows, and subject to a condition that would require material confirmation of this to be submitted to the Local Planning Authority, it is considered on balance that the proposal would not have an unacceptable impact on the host property or neighbouring street scene. The proposal therefore is in accordance with Core Strategy Policies EN1 and DM1, and the National Planning Policy Framework.

### Heritage

As stated previously within this report, the application site lies within the Smithfield Conservation Area. Said Conservation Area is dominated by Victorian and Edwardian properties that feature timber windows and traditional timber door entrances. The application site is an outlier in this regard, featuring a glazed sliding door entrance. Notwithstanding this, as previously stated due to the sleek design of this doorway it has a minimal visual impact on the setting of the Conservation Area. In line with the above, the design of the proposed doorway, with its thick outer frame would have a more notable presence in the street scene, though this is somewhat limited due to how the colour of the doorframe would be a visual match to that of the property's windows. It is acknowledged that the proposal would address an underlying anti-social behaviour issue on site and would secure the continued occupancy of the building and would thereby bring about a notable public benefit.

In light of the above the proposal would therefore result in a very low level of less than substantial harm to be caused to the setting of the Smithfield Conservation Area that would however be outweighed by the benefits of the proposal. The proposal is therefore in accordance with Core Strategy Policies CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policy DC18, Places for Everyone Plan Policy JP-P2, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

### Residential Amenity

The application site is in residential use, and it is understood that an anti-social behaviour problem persists within the neighbouring area. Greater Manchester Police have stated that any door installed should be a security rated door. Subject to a condition that would require the proposed door to meet secured by design standards, the development is acceptable in this regard and accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

### Highway Safety

The proposed doorway would be confined within the confined of the application site and would not extend over the public highway. Highways do not object to the proposal subject to an informative relating to highway hoarding. Subject to such an informative, the development is acceptable in this regard and is therefore in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

### Conclusion

In light of the above, subject to appropriate planning condition, it has been found the proposal is in accordance with Core Strategy Policies SP1, CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policy DC18, Places for Everyone Plan Policies JP-Strat2 and JP-P2, the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas) Act 1990. The proposal is therefore recommended for approval.

## **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/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

### **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 following drawings and documents:

- o T01 Rev C: Existing and Proposed Elevations
- o T02 Rev B: Proposed Section Through
- o T02: Location Plan (Received 03/06/2024)
- o QU-0716 (Includes detailed elevation and cross sections)

All stamped as received by the City Council as Local Planning Authority on 16/12/2024, unless stated otherwise.

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 installation of the doorway hereby approved, confirmation of the colour of the material finish shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then be completed in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) The door hereby approved shall be completed and installed in accordance with secured by design standards.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

## **Informatives**

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

## **Appendix 1 – List of consultees & neighbours notified**

Highway Services  
Environmental Health  
Greater Manchester Police

Flat 308, 25 Church Street, Manchester, M4 1PE  
Shockout Academy, 25 Church Street, Manchester, M4 1PE  
Flat 202, 25 Church Street, Manchester, M4 1PE  
Flat 105, 25 Church Street, Manchester, M4 1PE  
Flat 502, 25 Church Street, Manchester, M4 1PE  
Flat 205, 25 Church Street, Manchester, M4 1PE  
Flat 609, 25 Church Street, Manchester, M4 1PE  
Flat 407, 25 Church Street, Manchester, M4 1PE  
Flat 701, 25 Church Street, Manchester, M4 1PE  
Flat 610, 25 Church Street, Manchester, M4 1PE  
Flat 412, 25 Church Street, Manchester, M4 1PE  
Flat 212, 25 Church Street, Manchester, M4 1PE  
Flat 606, 25 Church Street, Manchester, M4 1PE  
Flat 6, 4 - 6 Union Street, Manchester, M4 1PT  
Flat 13, 4 - 6 Union Street, Manchester, M4 1PT  
Flat 3, 22 Turner Street, Manchester, M4 1DZ  
Flat 7, Solmame House, 7 Union Street, Manchester, M4 1PB  
Flat 4, Solmame House, 7 Union Street, Manchester, M4 1PB  
Flat 10, 4 - 6 Union Street, Manchester, M4 1PT  
Flat 204, 25 Church Street, Manchester, M4 1PE  
Flat 509, 25 Church Street, Manchester, M4 1PE  
Flat 706, 25 Church Street, Manchester, M4 1PE  
Flat 604, 25 Church Street, Manchester, M4 1PE  
Flat 503, 25 Church Street, Manchester, M4 1PE  
Flat 107, 25 Church Street, Manchester, M4 1PE  
Flat 504, 25 Church Street, Manchester, M4 1PE  
Flat 101, 25 Church Street, Manchester, M4 1PE  
Flat 309, 25 Church Street, Manchester, M4 1PE  
Flat 201, 25 Church Street, Manchester, M4 1PE  
Flat 403, 25 Church Street, Manchester, M4 1PE  
Basement, 27 - 29 Church Street, Manchester, M4 1PE  
Flat 10, Solmame House, 7 Union Street, Manchester, M4 1PB  
Flat 2, 22 Turner Street, Manchester, M4 1DZ  
Flat 806, 25 Church Street, Manchester, M4 1PE  
Flat 208, 25 Church Street, Manchester, M4 1PE  
Flat 805, 25 Church Street, Manchester, M4 1PE  
Flat 108, 25 Church Street, Manchester, M4 1PE  
Flat 209, 25 Church Street, Manchester, M4 1PE  
Flat 506, 25 Church Street, Manchester, M4 1PE  
Third Floor, 27 - 29 Church Street, Manchester, M4 1PE  
27 - 29 Church Street, Manchester, M4 1PE  
Solmame House, 7 Union Street, Manchester, M4 1PB  
Flat 6, Solmame House, 7 Union Street, Manchester, M4 1PB  
Flat 3, Solmame House, 7 Union Street, Manchester, M4 1PB  
Flat 9, Solmame House, 7 Union Street, Manchester, M4 1PB  
Flat 7, 4 - 6 Union Street, Manchester, M4 1PT  
Flat 3, 4 - 6 Union Street, Manchester, M4 1PT  
Flat 11, 4 - 6 Union Street, Manchester, M4 1PT

Flat 4, 22 Turner Street, Manchester, M4 1DZ  
Flat 1, 22 Turner Street, Manchester, M4 1DZ  
Flat 5, 22 Turner Street, Manchester, M4 1DZ  
Flat 603, 25 Church Street, Manchester, M4 1PE  
Flat 211, 25 Church Street, Manchester, M4 1PE  
Flat 111, 25 Church Street, Manchester, M4 1PE  
Flat 104, 25 Church Street, Manchester, M4 1PE  
Flat 607, 25 Church Street, Manchester, M4 1PE  
Flat 305, 25 Church Street, Manchester, M4 1PE  
Flat 206, 25 Church Street, Manchester, M4 1PE  
Flat 401, 25 Church Street, Manchester, M4 1PE  
Flat 802, 25 Church Street, Manchester, M4 1PE  
Second Floor Left Part, 27 - 29 Church Street, Manchester, M4 1PE  
24 Turner Street, Manchester, M4 1DZ  
Flat 1, Solmame House, 7 Union Street, Manchester, M4 1PB  
Flat 5, Solmame House, 7 Union Street, Manchester, M4 1PB  
5 Union Street, Manchester, M4 1PB  
Flat 310, 25 Church Street, Manchester, M4 1PE  
Flat 505, 25 Church Street, Manchester, M4 1PE  
Flat 402, 25 Church Street, Manchester, M4 1PE  
Flat 301, 25 Church Street, Manchester, M4 1PE  
Flat 307, 25 Church Street, Manchester, M4 1PE  
Flat 704, 25 Church Street, Manchester, M4 1PE  
Flat 110, 25 Church Street, Manchester, M4 1PE  
Flat 703, 25 Church Street, Manchester, M4 1PE  
Flat 608, 25 Church Street, Manchester, M4 1PE  
Flat 602, 25 Church Street, Manchester, M4 1PE  
Flat 404, 25 Church Street, Manchester, M4 1PE  
Flat 210, 25 Church Street, Manchester, M4 1PE  
Second Floor Right Part, 27 - 29 Church Street, Manchester, M4 1PE  
Flat 203, 25 Church Street, Manchester, M4 1PE  
Flat 406, 25 Church Street, Manchester, M4 1PE  
Flat 409, 25 Church Street, Manchester, M4 1PE  
Flat 507, 25 Church Street, Manchester, M4 1PE  
Flat 803, 25 Church Street, Manchester, M4 1PE  
Flat 102, 25 Church Street, Manchester, M4 1PE  
Flat 306, 25 Church Street, Manchester, M4 1PE  
Flat 411, 25 Church Street, Manchester, M4 1PE  
Flat 605, 25 Church Street, Manchester, M4 1PE  
Flat 311, 25 Church Street, Manchester, M4 1PE  
Flat 501, 25 Church Street, Manchester, M4 1PE  
Flat 601, 25 Church Street, Manchester, M4 1PE  
Flat 405, 25 Church Street, Manchester, M4 1PE  
Abel Heywood, 34 - 38 Turner Street, Manchester, M4 1DZ  
Flat 9, 4 - 6 Union Street, Manchester, M4 1PT  
Flat 4, 4 - 6 Union Street, Manchester, M4 1PT  
Flat 2, 4 - 6 Union Street, Manchester, M4 1PT  
Flat 804, 25 Church Street, Manchester, M4 1PE  
Flat 109, 25 Church Street, Manchester, M4 1PE  
Flat 112, 25 Church Street, Manchester, M4 1PE  
Flat 103, 25 Church Street, Manchester, M4 1PE  
Flat 303, 25 Church Street, Manchester, M4 1PE  
Flat 312, 25 Church Street, Manchester, M4 1PE  
Flat 302, 25 Church Street, Manchester, M4 1PE

Flat 8, 4 - 6 Union Street, Manchester, M4 1PT  
Flat 12, Solmame House, 7 Union Street, Manchester, M4 1PB  
Flat 2, Solmame House, 7 Union Street, Manchester, M4 1PB  
Flat 8, Solmame House, 7 Union Street, Manchester, M4 1PB  
3 Union Street, Manchester, M4 1PB  
Flat 5, 4 - 6 Union Street, Manchester, M4 1PT  
Flat 1, 4 - 6 Union Street, Manchester, M4 1PT  
Flat 12, 4 - 6 Union Street, Manchester, M4 1PT  
Flat 508, 25 Church Street, Manchester, M4 1PE  
Flat 408, 25 Church Street, Manchester, M4 1PE  
Flat 410, 25 Church Street, Manchester, M4 1PE  
Flat 106, 25 Church Street, Manchester, M4 1PE  
Flat 207, 25 Church Street, Manchester, M4 1PE  
Flat 304, 25 Church Street, Manchester, M4 1PE  
Flat 801, 25 Church Street, Manchester, M4 1PE  
Flat 510, 25 Church Street, Manchester, M4 1PE  
Basement And Ground Floor, 27 - 29 Church Street, Manchester, M4 1PE  
Flat 11, Solmame House, 7 Union Street, Manchester, M4 1PB

## **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  
Conservation Area - Smithfield Conservation Area 1987  
Susceptible to Surf Water Flood (Less) -  
Area Team Boundary - Name: CENTRAL