

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138945/FO/2024	
Date registered valid:	2 February 2024	
Proposal:	Elevational alterations to shopfront glazing including the removal on 1no existing double door and the installation of new glazing and framing to opening together with new colour treatment to frames.	
Address:	Superdrug, 7 - 9 Piccadilly, Manchester, M1 1LZ	
Ward(s):	Piccadilly	Ward
Applicant:	Superdrug Stores Plc	
Agent (if any):	Mr Steven Freeman Cube Property Surveyors	
Case officer:	Max Tel: 0161 219 Email: maximillian.gibson@manchester.gov.uk	Gibson 6359
Recommendation:	Approve	
Date of recommendation:	27/03/2024	

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 13/02/2024

Standard consultations:

Printed: 8 February 2024 Expired: 29 February 2024

Neighbour notifications

Printed: 8 February 2024 Expired: 29 February 2024

Site notice

Posted: 13/02/2024 Expired: 05/03/2024

Press advert

Published: 13 February 2024 Expired: 27 February 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site relates to a ground floor commercial unit in the building at 7-9 Piccadilly. The building comprises commercial units on the ground floor, currently a Superdrug - to which this application relates - and a takeaway food outlet, with storage areas to the upper floors. The building is characterised large areas of fenestration, with slimline frames and large glazed panels, set into light coloured stone cladding panels. This results in clean, rectilinear shapes and a restrained colour palette and materiality creating an impression of visual simplicity.

Listed building: Not applicable

Conservation area: Smithfield Conservation Area 1987

Tree Preservation Order:

Description of area

The area relates to Piccadilly Gardens, one of Manchester's central and most well known areas of public realm. The character of the area comprises several different uses, including dining, drinking, retail, hotel and office.

Description of development

Elevational alterations to shopfront glazing including the removal on 1no existing double door and the installation of new glazing and framing to opening together with new colour treatment to frames.

Consultations & Notification Responses

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

Environmental Health - no objections, requested condition to control glare of lighting strips. These are internal and hence cannot be controlled by condition.

MCC Highways - no objections, requested further information on internal lighting. As this is internal, this does not form part of the application.

Transport for Greater Manchester - no objection, informative regarding safe work near Metrolink line requested, attached to this approval.

Issues

The main policies that relate to this application are DM1 (Development Management), SP1 (Spatial Principles), CC9 (Design and Heritage) and EN3 (Heritage) of the Manchester Core Strategy (2012) and saved policies DC18 (Conservation Areas) and DC19 (Listed Buildings) of the Unitary Development Plan for the City of Manchester (1995).

Principle

The elevation in question currently has 3no. glazed doorways to each of the three ground floor archways into the Superdrug unit. The development would see the removal of 1no. glass doorway to the lefthand-most archway and the installation of 1no. glazed panel to the opening. 2no. doorways would still be available to allow for adequate circulation of customers in and out of the unit, with level access retained in these two openings. The works are light touch and reversible, allowing for the reinstallation of a doorway at a later date in the unit were subdivided or operation needs required it. The principle of the works is therefore accepted.

Visual amenity

The existing doorway is full height and glazed, with two leaves. The replacement pane of glass would be a single panel. The reduction in segmentation, together with the removal of door furniture such as handles and kickplates would result in a minor material change to the appearance of the elevation. However, the continued use of glass would mean that the same level of permeability into the shop and the general appearance of the elevation would be largely similar. Given the above, there are no concerns regarding visual amenity 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

Officers have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning 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 following drawings and documents:

-Drawing - Proposed CPS23 096 402 PL L2 REVC ELEVATIONS received by the City Council, as Local Planning Authority, on 13/03/2024

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.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Highway Services
Transport For Greater Manchester
Metrolink

Unit 3, 11 - 13 Piccadilly, Manchester, M1 1LY
Basement 21, Tib Street, Manchester, M4 1SH
Royal Buildings, Mosley Street, Manchester, M2 3AB
7 - 11 Oldham Street, Manchester, M1 1LG
122A Market Street, Manchester, M1 1WA
130 - 132 Market Street, Manchester, M60 1AY
Superdrug, 7 Piccadilly, Manchester, M1 1LZ
11 - 13 Piccadilly, Manchester, M1 1LY
Royal Buildings, 2 Mosley Street, Manchester, M2 3AN
Flat 18, 15 Piccadilly, Manchester, M1 1LT
Flat 17, 15 Piccadilly, Manchester, M1 1LT
Flat 16, 15 Piccadilly, Manchester, M1 1LT
Flat 15, 15 Piccadilly, Manchester, M1 1LT
Flat 14, 15 Piccadilly, Manchester, M1 1LT
Flat 13, 15 Piccadilly, Manchester, M1 1LT
Flat 12, 15 Piccadilly, Manchester, M1 1LT
Flat 11, 15 Piccadilly, Manchester, M1 1LT
Flat 10, 15 Piccadilly, Manchester, M1 1LT
Flat 9, 15 Piccadilly, Manchester, M1 1LT
Flat 8, 15 Piccadilly, Manchester, M1 1LT
Flat 7, 15 Piccadilly, Manchester, M1 1LT
Flat 6, 15 Piccadilly, Manchester, M1 1LT
Flat 5, 15 Piccadilly, Manchester, M1 1LT
Flat 4, 15 Piccadilly, Manchester, M1 1LT
Flat 2, 15 Piccadilly, Manchester, M1 1LT
Flat 1, 15 Piccadilly, Manchester, M1 1LT
Flat 3, 15 Piccadilly, Manchester, M1 1LT
Sachas Hotel, Tib Street, Manchester, M4 1SH
Unit 1, 11 - 13 Piccadilly, Manchester, M1 1LY
Ground Floor And First Floor, 8A Tib Street, Manchester, M4 1PQ
First Floor Suite 3, Royal Buildings, 2 Mosley Street, Manchester, M2 3AN
2A Mosley Street, Manchester, M2 3AN
124 - 126 Market Street, Manchester, M1 1WA
First Floor, 17 Piccadilly, Manchester, M1 1LS
First Floor, Royal Buildings, 2 Mosley Street, Manchester, M2 3AB
Debenhams, 109 - 127 Market Street, Manchester, M60 1TA
11 Piccadilly, Manchester, M1 2HY
8A Tib Street, Manchester, M4 1PQ
Unit 2, 11 - 13 Piccadilly, Manchester, M1 1LY
Second Floor, Royal Buildings, 2 Mosley Street, Manchester, M2 3AN
Third Floor, Royal Buildings, 2 Mosley Street, Manchester, M2 3AN
128 Market Street, Manchester, M1 1WA
1 - 3 Piccadilly, Manchester, M1 1LZ
17 Piccadilly, Manchester, M1 1LS
Fourth Floor, Royal Buildings, 2 Mosley Street, Manchester, M2 3AN
Halifax, 5 Piccadilly, Manchester, M1 1LZ
First Floor Commissionaires Room, Royal Buildings, Mosley Street, Manchester, M2 3AB

Mezzanine Floor, 11 Piccadilly, Manchester, M1 2HY

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

Area Team Boundary - Name: CENTRAL