

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137264/FO/2023

Date registered valid: 3 November 2023

Proposal: Introduction of 1no. one bedroom apartment, 1no. three bedroom apartment and retention of 1no. one bed apartment

Address: Globe House , 30 Southall Street, Manchester, M3 1LG

Ward(s): Cheetham Ward

Applicant: Mr Gary Macarthur

Agent (if any): Mr Yaqoob Malik Footprint Design Ltd

Case officer: Max Gibson
Tel: 0161 219 6359
Email: maximillian.gibson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 10.01.2024

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit:

Standard consultations:

Printed: 3 November 2023 Expired: 24 November 2023

Neighbour notifications

Printed: 3 November 2023 Expired: 24 November 2023

Site notice

Posted: Expired:

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to a large, attractive, five storey (including basement), red brick, office building (Globe House) situated at the corner of Southall Street and Carnarvon Street. The building is at present occupied by apartments following prior approval being granted for 28 apartments under the provisions of Class O of the General permitted development Order, having previously been in use as offices (Class B1a). The area is not covered by any conservation area.

Listed building: Not applicable

Conservation area: n/a

Tree Preservation Order: n/a

Description of area

The area relates to Strangeways, which is located on the northern fringe of Manchester's city centre. The locale is dominated by HMP Manchester, which is colloquially known by its former moniker Strangeways and from whence the wider area draws its name. The character of the area comprises several different uses, including commercial, residential, penitential and sporting.

Description of development

The development relates to the retention of 1no. one bed apartment to the ground floor, which was previously used as a site office by the building management together with the introduction of 1no. three bed apartment and 1no one bed apartment to the basement.

Consultations & Notification Responses

Publicity - a notice was displayed on site, informing passers-by of the development. 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, conditions requested for noise insulation, plant noise, refuse, air quality and construction management plan.
Highways Services - no objections, conditions requested (travel plan, construction management plan)
GMP - no concerns regarding the proposal.

Issues

Planning History

123141/P3OPA/2019 - Notification for prior approval for a proposed change of use of building from offices (Class B1a) to 28 apartments (Class C3) with associated parking.

Policies

The main policies that relate to this application are DM1 (Development Management), SP1 (Spatial Principles), T1 (Sustainable Transport), H1 (Overall Housing Provision) and H3 (North Manchester) of the Manchester Core Strategy (2012), saved policies DC5 (Flat Conversions) and DC26 (Development and Noise) of the Unitary Development Plan for Manchester (1995) and the National Planning Policy Framework.

Principle

The application seeks permission for 3no. apartments at 30 Southall Street, additional to the existing 28no. apartments approved under app. ref. 123141/P3OPA/2019. Policy H1 of the Manchester Core Strategy (MCS) supports the creation of new housing in the North, East and City Centre of Manchester. The Strangeways area falls within the North area of Manchester, and hence the creation of additional residences in this locale is supported.

The development entails increasing the number of residences within the same building, thereby densifying the residential provision in the area. This is acceptable pursuant to policy H3 of the MCS, which supports high density housing around Strangeways.

Visual amenity

The proposal would see the introduction of windows in the ground floor archways/openings to the north-eastern end of the Southall Street elevation and the western end of the Carnarvon Street elevation.

The openings are currently barred, with mesh behind. The retention of the bars, which would be retained for security purposes, is supported as they are a historic element and hence complement the aesthetic of the building as well as ensuring consistency with the openings into the section of the basement that would be retained as car parking.

The windows would be of the same specification as the existing windows on the upper floors, thereby ensuring a consistent aesthetic across the building. There are no other alterations to the external appearance of the building. Therefore, the development is considered acceptable with regards to visual amenity.

Space standards

The proposed apartments comply with Manchester's emerging space standards, as per the MCC residential quality guide. The ground floor flat proposed for retention measures approximately 37sqm, which is at minimum limit for one bed, one person apartment as per Manchester's emerging space standards.

The new one bed apartment to the basement measures 51sqm, just above the minimum for a one bed, two-person apartment. The three-bedroom apartment to the basement measures 90.9sqm, which is sufficient for three-bedroom, five-person apartment.

Therefore, whilst the proposed internal areas of the apartments are at the lower limit of Manchester's space standards, the development adheres to the minimum requirements and therefore the development is acceptable pursuant to policy DC5.3, which requires flat conversions to provide accommodation that meets City Council standards.

Noise

30 Southall Street is located in a primarily commercial area and is sandwiched between two busy radial routes into the City Centre. Therefore, there is potential for noise to impact the amenity of future occupiers of the building. The proposal would see the use of MVHR to ensure adequate ventilation whilst the windows are closed, thereby ensuring residents can close windows to manage noise outside the apartments without detrimentally affecting ventilation to the apartments.

To ensure residential acoustic insulation is adequate and any ventilation plant does not lead to noise creep, appropriate conditions are attached to this approval. These require specifications, such as glazing and ventilation plant, to be appropriately selected to control noise, as well as validation testing.

Air Quality

MVHR would be installed to ensure adequate ventilation into each of the apartments whilst the windows are closed. The windows, which would have restricted opening capacity, would allow for purge ventilation.

The applicant has submitted an Air Quality report (Supporting information - AIR QUALITY ASSESSMENT ref. P6944-R1-V1 received by the City Council, as Local Planning Authority, on 18/12/2023), the findings of which were accepted by Environmental Health. The findings of this report regarding the construction phase have been incorporated into the construction management plan and all findings would be required to be implemented via a condition attached to this approval.

Natural Light

Each habitable room in the development would have at least one external window as a source of natural light. Although the bedrooms only benefit from one window a piece, it is considered that the large size of the windows would ensure they are a satisfactory light source. although it is noted that these windows are smaller in size in the one bed apartment, the living room/kitchen areas of the basement flats both have two windows, ensuring there would be a good natural light source.

Security

The street-facing windows to the basement currently have iron bars to each opening. It is proposed to retain these to ensure robust security arrangements into the basement flats. Entry into the building is managed by key card entry and there is an on-site porter. GMP raised no concerns when assessing the application and it is considered that there are no security concerns that would warrant a refusal.

Transport

The development site is in a highly accessible location nearby to the City Centre. Manchester Victoria station, a major transport hub, is c10 minutes' walk away and is well serviced by both tram and rail. This is acceptable pursuant to policy H1 of the MCS, which prioritises new residential development at sites close to the City Centre and nearby to public transport.

The applicant would provide a large cycle store internally, in a space to the rear of the basement behind the new apartments that would previously have been needed to allow for the circulation of motor vehicles through the basement carpark. This would encourage active travel to and from the development, pursuant to policy T1 of the MCS, which promotes the use of sustainable transport.

However, Saved Policy DC5 of the Unitary Development Plan requires the City Council to have regard to effects flat conversion would have on parking provision. The development would result in the loss of six of the site's 17no parking spaces and the reconfiguring of two parking spaces into one disabled bay which would leave a total of 10no. spaces

There are TROs in place around the site and hence there is no on road parking to mitigate against this loss. The applicant has stated that uptake of parking spaces by residents has been low and hence the loss of spaces can be accommodated. There would be 10no. spaces remaining, leaving 1:3 parking provision, which is considered acceptable in the City Centre.

To ensure no adverse impacts on traffic, local parking and the road network, a condition is attached to this approval to ensure the applicant creates a travel plan for residents, to assess and, if necessary, mitigate against any adverse impacts from the loss of parking spaces.

Refuse

There is an existing waste management strategy in place to serve the existing 28no. flats. The addition of 3no. flats to the property would entail additional waste that would require removal. To ensure the existing strategy has adequate waste management capacity, a condition is attached to this approval to agree the full and final details of a new waste management strategy pursuant to policy DM1 of the MCS.

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 for planning permission officers will seek to work with the applicant in a positive and pro-active manner in seeking solutions to problems arising in relation to dealing with the application. In this instance, the application was considered acceptable and appropriate conditions have been attached to this approval.

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

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 only be carried out in accordance with the following drawings and documents:

- Drawing - Proposed 3293.3048.2900.2875LP PROPOSED BASEMENT FLATS received by the City Council, as Local Planning Authority, on 20/11/2023
- Drawing - Existing & Proposed 3293.3048.2900.2875LP GROUND FLOOR MEZZANINE received by the City Council, as Local Planning Authority, on 27/10/2023
- Drawing - Proposed A031.2_P(00)005 ELEVATIONS received by the City Council, as Local Planning Authority, on 08/12/2023
- Supporting Information WINDOW SPECIFICATION received by the City Council, as Local Planning Authority, on 10/01/2024
- Supporting Information SPACE STANDARDS BASEMENT received by the City Council, as Local Planning Authority, on 05/01/2024
- Supporting Information SPACE STANDARDS GROUND FLOOR received by the City Council, as Local Planning Authority, on 05/01/2024
- Supporting Information P6944-R1-V1 AIR QUALITY ASSESSMENT received by the City Council, as Local Planning Authority, on 08/12/2023
- Supporting Information 158549-001 SWEPT PATH ANALYSIS received by the City Council, as Local Planning Authority, on 30/11/2023

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies CC9, EN1, EN3, SP1 and DM1 of the Core Strategy, saved policy DC5 of the UDP and Sections 12 and 16 of the National Planning Policy Framework.

3) Prior to the commencement of development, a construction management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:

- Measures to control noise and vibration into adjoining occupied properties
- Dust suppression measures;
- Compound locations where relevant;
- Details of an emergency contact telephone number;
- A community consultation plan and;

-Sheeting of construction vehicles.

The development shall only be carried out in accordance with the approved management plan.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

4) a) Prior to the commencement of the development hereby approved, a scheme for acoustically insulating the proposed residential accommodation against noise from Southall Street shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved:

Bedrooms (night time - 23.00 - 07.00)	30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 15 times)
Living Rooms (daytime - 07.00 - 23.00)	35 dB LAeq
Gardens and terraces (daytime)	55 dB LAeq

b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance.

5) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved, the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site.

6) Within 6 months of the date of this permission, details of a Travel Plan, with the objective of reducing visits to the site by car, and including particulars of its implementation and monitoring of effectiveness and how measures to improve effectiveness shall be implemented after having been submitted to and approved in writing by the City Council as Local Planning Authority. For so long as the use is in operation the local planning authority shall be provided with such information as specified in the Travel Plan and all measures that are identified that can improve the effectiveness of the Travel Plan shall be adopted and implemented within a timescale agreed in writing by the Local Planning Authority.

Reason - To minimise the level of vehicular traffic generated by the development, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester and the provisions contained within Planning Policy Guidance 13.

7) a) Prior to occupation of the development hereby approved, a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

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

8) The development hereby approved shall be carried out in accordance with the approved scheme (Supporting information - AIR QUALITY ASSESSMENT ref. P6944-R1-V1 received by the City Council, as Local Planning Authority, on 18/12/2023). The approved scheme shall be implemented in full and shall remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

9) The residential accommodation hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1995, or 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 such as serviced apartments/apart hotels do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1 and to ensure the permanent retention of the accommodation for normal residential purposes.

10) 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 development shall be used for any purpose other than the purpose of Dwellinghouses C3(a) 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). The approved use shall be implemented as part of the development.

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.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Highway Services
Greater Manchester Police
Highway Services
Environmental Health
Greater Manchester Police

Flat 29, Globe House, 30 Southall Street, Manchester, M3 1LP
HMP Dental Department, H M Prison, Southall Street, Manchester, M60 9AH
54 Carnarvon Street, Manchester, M3 9AH
Flat, H M Prison, Southall Street, Manchester, M60 9AH
HMP Hospital, H M Prison, Southall Street, Manchester, M60 9AH
Unit 3, 1 Cheviot Street, Manchester, M3 1LW
Unit 2, 1 Cheviot Street, Manchester, M3 1LW
Rock Over Climbing, Unit 1, 1 Cheviot Street, Manchester, M3 1LW
First Floor, 45 Julia Street, Manchester, M3 1LN
20 Briddon Street, Manchester, M3 1LS
Ground Floor, 45 Julia Street, Manchester, M3 1LN
H M Prison, Southall Street, Manchester, M3 1JL
1 Cheviot Street, Manchester, M3 1LW
43 Julia Street, Manchester, M3 1LN
Ground Floor, 47 - 49 Carnarvon Street, Manchester, M3 1EZ
First Floor, 47 - 49 Carnarvon Street, Manchester, M3 1LQ
Basement, 47 - 49 Carnarvon Street, Manchester, M3 1LQ
47 - 49 Carnarvon Street, Manchester, M3 1LQ
Flat 23, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 22, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 21, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 19, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 20, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 14, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 13, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 12, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 11, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 10, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 9, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 8, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 7, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 18, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 17, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 16, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 15, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 6, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 5, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 4, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 3, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 1, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 2, Globe House, 30 Southall Street, Manchester, M3 1LP
45 Julia Street, Manchester, M3 1LN
Flat 24, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 28, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 27, Globe House, 30 Southall Street, Manchester, M3 1LP

Flat 26, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 25, Globe House, 30 Southall Street, Manchester, M3 1LP
26A Briddon Street, Manchester, M3 1LS
Unit 2, 26A Briddon Street, Manchester, M3 1LS
Unit 5, 26A Briddon Street, Manchester, M3 1LS
Basement, 45 Julia Street, Manchester, M3 1LN

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
Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL