

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138594/FO/2023
Date registered valid: 20 November 2023
Proposal: Elevational alterations involving the creation of new window and door openings
Address: Royal Works, 41 Broughton Street, Manchester, M8 8AN
Ward(s): Cheetham Ward

Applicant: Sabah
Agent (if any): Mr Lee Walsh, 12/23 Architecture Design Ltd
Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 8 January 2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 5 January 2025

Standard consultations:

Printed: 21 November 2023

Expired: 12 December 2023

Neighbour notifications

Printed: 21 November 2023

Expired: 12 December 2023

Site notice

No site notice has been produced

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, part single, part two storey, flat roof building, situated at the corner of Broughton Street and Sherborne Street.



The building is subdivided into various wholesale cash and carry uses and includes a series of ground floor, display windows to both street frontage that the building addresses and storage/ancillary space above. The rear and western side of the building incorporates gated servicing areas.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site is situated along Waterloo Road on the western edge, but within the 'warehouse district' - as identified by the Strangeways Local Plan, as well within the allocated area policy bounds of saved policy CC10 of the UDP.

The side of road to which the site relates is dominated by various wholesale uses and general industrial buildings with large floor plates comprising a mixture of older, brick-built warehouses and larger, new build, metal clad structures. To the north and east of the site, site is bounded by relatively recent warehouse developments.

Description of development

Planning permission is sought for elevational alterations involving the creation of new window and door openings. Namely, a new window to the right-hand side of the ground floor, Broughton Street elevation and a new door and window to the side return (western elevation).

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Highways Services - The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway.

Given that the proposed development will not result in any increase in the industrial units, it is accepted that no highway concerns in terms of safety or capacity are considered likely to arise.

The current on-site parking offering is to be retained and as such, there are no concerns regarding vehicular build up on- street. It is expected that refuse servicing will continue as present.

Given the minimal scale of construction works involved, the level of construction vehicles are unlikely to generate any significant on-street parking demands.

Planning History

063333/FO/NORTH1/01

Sub-division of ground floor unit to form 2no. units (warehousing) with elevational alterations.
Approved 8 November 2001.

029358

Construction of three display windows, new entrance and security shutters to existing building.
Approved 13 July 1987.

Policy

The following policy and guidance is considered relevant to the consideration of this application:

- Saved policy CC10 of the Unitary Development Plan for the City of Manchester;

- Policies DM1, SP1, EC1 of the Manchester Core Strategy;
- Strangeways Local Plan;
- National Planning Policy Guidance;
- National Planning Policy Framework (NPPF).

Issues

Principle

The application site relates to an existing, vacant warehouse within the 'warehouse district' - an area for which Development Plan policy supports the general principle of development that support a high degree of economic activity and contribute to the employment function of the area.

Saved Policy CC10 of the UDP also encourages the continued high level of economic activity in Strangeways and lower Cheetham Hill Rd areas, recognising particularly the needs of the wholesale trades which dominate these areas.

Given the policy context, it is considered that the general principle of the proposed alterations would be acceptable in this location and would allow for the existing business to adapt to their needs. Subject to any impact to the character and appearance of the host building and immediate area, the proposed works are considered compliant with the aforementioned policy and guidance. Specific issues are outlined further below.

Visual Amenity

The proposed alterations to the ground floor, north-western corner of the building are considered minor in nature and would facilitate natural light and access to a foyer/entrance area.

In contrast to the upper floor which is uniform in nature in terms of window openings, the ground floor is more haphazard in character and has undergone many previous alterations.

The proposed openings reflect the proportions and style of existing opening and with the context to the ground floor would not appear incongruous or out of character, subject to the use of matching materials. A condition has been included in this regard.

Given the commercial character of the host building and the local context, the proposed elevational alterations are considered satisfactory.

Impact to the Highway

Highways have confirmed that as the proposal does not impinge on the highway, there are no concerns regarding any impact to the highway.

Residential Amenity

This part of Cheetham is dominated by similar, businesses and is identified within policy as being suitable for such businesses.

Given the context of the area and the detached position of the nearest residential neighbourhood situated at a higher topography to the west, it is not believed that there would be any harmful impact to residential amenity.

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 based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter. The proposal is considered to be acceptable and therefore determined within a timely manner.

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

Drawings referenced PL 000, PL 001, PL 004 and PL 005 received by the City Council as Local Planning Authority on 20 November 2023

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) The materials to be used on the external surfaces of the elevational alterations hereby permitted, shall match those of the existing building in type, size, colour and texture.

Reason - To ensure the appearance of the building is not adversely affected by the materials to be used, pursuant to policies DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Greater Manchester Police

Unit 3, 41B Broughton Street, Manchester, M8 8AN
Unit 2, 41B Broughton Street, Manchester, M8 8AN
Unit 1, 41B Broughton Street, Manchester, M8 8AN
Unit 10B, Commerce House, 52 - 54 Derby Street, Manchester, M8 8HF
Unit 10A, Commerce House, 52 - 54 Derby Street, Manchester, M8 8HF
39A Broughton Street, Manchester, M8 8LZ
51B Sherborne Street, Manchester, M8 8LE
39B Broughton Street, Manchester, M8 8LZ
41A Broughton Street, Manchester, M8 8LZ
41B Broughton Street, Manchester, M8 8AN
43 Broughton Street, Manchester, M8 8AN
39D Broughton Street, Manchester, M8 8LZ
Unit 10, Commerce House, 54 Derby Street, Manchester, M8 8HF
39C Broughton Street, Manchester, M8 8LZ
Royal Works, 53 Sherborne Street, Manchester, M8 8LE
Sabah, Unit 5, Royal Works, 53 Sherborne Street, Manchester, M8 8LE
Unit 4, Royal Works, 53 Sherborne Street, Manchester, M8 8LE
Unit 3, Royal Works, 41 Broughton Street, Manchester, M8 8AN
Big Stuff, Unit 2, Royal Works, 41 Broughton Street, Manchester, M8 8AN
MIA Fashions, Unit 1, Royal Works, 41 Broughton Street, Manchester, M8 8AN
Commerce House, 54 Derby Street, Manchester, M8 8HF
Unit 20, Commerce House, 54 Derby Street, Manchester, M8 8HF
Unit 4, Commerce House, 54 Derby Street, Manchester, M8 8HF
Unit 2, Commerce House, 54 Derby Street, Manchester, M8 8HF
52 Broughton Street, Manchester, M8 8NN
39 Broughton Street, Manchester, M8 8LZ

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
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA