

Planning

Growth & Development

Delegated officer report for planning application

Application no.	137674/FO/2023		
Date registered valid:	26 July 2023		
Proposal:	Elevational alterations including replacement entrance doors and the installation of three external lighting units.		
Address:	Ground Floor, 201 Deansgate, Manchester, M3 3NW		
Ward(s):	Deansgate		Ward
Applicant:	Red Engine		
Agent (if any):	Bidwells		
Case officer:	Jack		Naven
	Tel:	0161 219	2095
	Email: jack.naven@manchester.gov.uk		
Recommendation:	Approve		
Date of recommendation:	6 September 2023		

Application Details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 8 August 2023

Standard consultations:

Printed: 7 August 2023 Expired: 28 August 2023

Neighbour notifications

Printed: 7 August 2023 Expired: 28 August 2023

Site notice

Posted: 8 August 2023 Expired: 29 August 2023

Press advert

Published: 15 August 2023 Expired: 29 August 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: Deansgate Conservation Area 1985

Tree Preservation Order: Not applicable

The application site relates to 201 Deansgate. No. 201 forms part of a modern complex of commercial units. The building has a modern architectural style with a full height glazed frontage flanked by red brick and stone dressings. The proposal site is located within the Deansgate Conservation area. The Ground Floor commercial unit that this application relates to sits on the corner of Deansgate, a major road that runs right through Manchester City Centre and experiences a high amount of foot traffic, and Jackson Row. The entrance is slightly embedded back in the building and is characterised by large stone pillars.

The site is close to and must be considered within the context of a number of surrounding Listed Buildings. These listed buildings including the Onward Buildings at 205 - 209 Deansgate, which sits to the south of the building, whilst Elliot House at 151 Deansgate sits to the North. Across the street on the other side of Deansgate sits the following Listed Buildings; 184-186 Deansgate and Royal London House at 188 - 202 Deansgate.

Description of Development

The submitted application seeks elevational alterations including replacement entrance doors and the installation of three external lighting units.

This Ground Floor Commercial Unit at 201 Deansgate will be occupied by Electric Shuffle. The site was previously operated as a retail premises, which traded as Evans Cycles. Permission

has been granted for this premises to be used as an indoor leisure use with associated food and drink provision (Class E (b) and (d)).

Related Applications

136317/LP/2023 - Proposed use of the premises as an indoor leisure use with associated food and drink provision (Class E (b) and (d)). **Approved April 2023.**

136333/AO/2023 - Installation of various illuminated signage. **Split Decision May 2023.**

Signage above the entrance was approved. Two projecting signs and a Neon Individual Lettering Sign in the same location as the signage proposed in this location were refused.

137673/AO/2023 - Installation of back lit individual letters sign. Submitted at the same time as this application. **Approved September 2023.**

Consultations & Notification Responses

Publicity - Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report, no representations have been received due to this publicity.

Highway Services - Confirmed that the lighting is acceptable from Highways perspective. Condition on luminance will be added. They noted that the replacement of existing handrails at the stepped pedestrian access aligns with MCC Design for Access 2 guidance.

Environmental Health - Recommended that a condition on luminance be added.

Policy

The main policies that relate to the proposal are section 12 (Achieving well-designed places) and 16 (Conserving and enhancing the historic environment) of the revised National Planning Policy Framework (2021), Policies SP1 (Spatial Principles), EN3 (Heritage), EN19 (Waste), CC9 (Design and Heritage), EN1 (Design Principles and Strategic Character Areas), DM1 (Development Management), of the Adopted Core Strategy for the City of Manchester and saved policies, and DC18.1 (Conservation Areas) and DC26 (Development and Noise) of the Unitary Development Plan for the City of Manchester.

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

To date, five consultations have taken place in relation on the Plan. The Examination of Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

Issues

Principle

When considering an application for elevational alterations including replacement entrance doors and the installation of three external lighting units, the issues of visual amenity, public safety and access requirements must be considered.

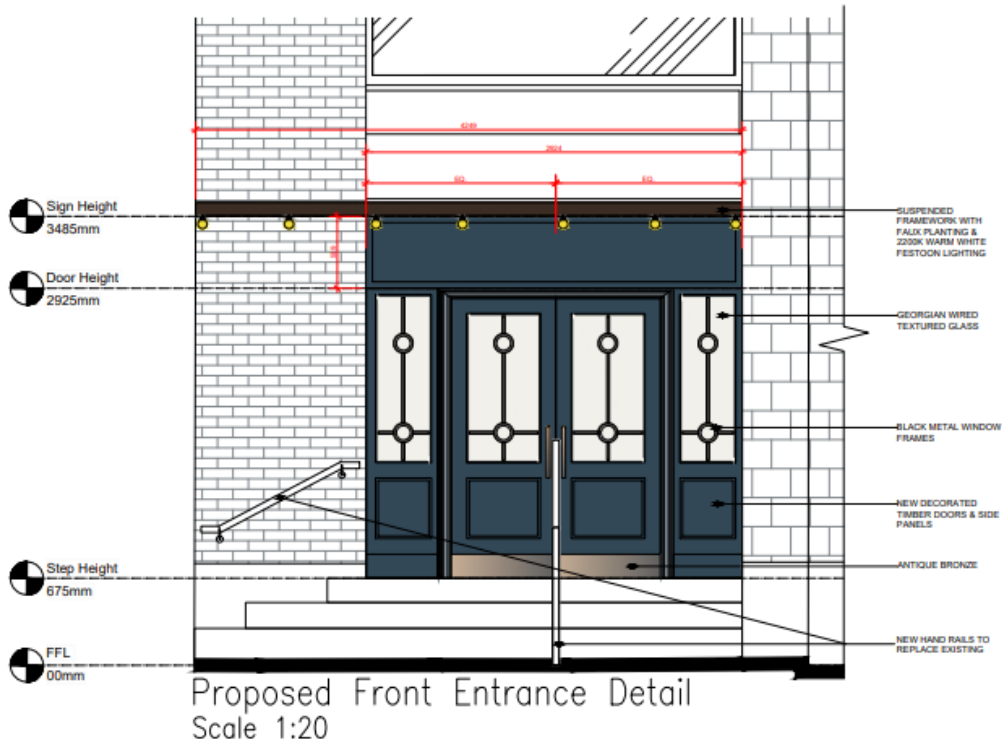
Visual Amenity

The elevational alterations are considered to make an improvement to the visual amenity of the building and to the surrounding street. These alterations are considered to be in line with other similar mixed use commercial units within the vicinity of Deansgate and Deansgate Conservation Area.

The main entrance doors and surrounding panels are timber, with black metal window frames, Georgian wired textured glass, and antique bronze kick plates. The timber will be painted blue. This is considered to be of a sophisticated design and an improvement on the visual amenity of the previous entrance.

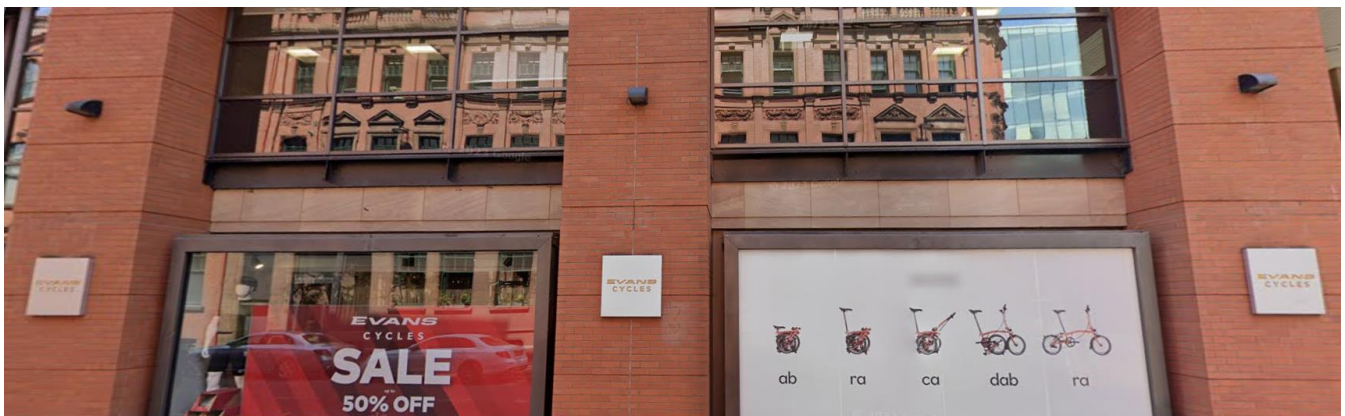


Existing Deansgate Elevation

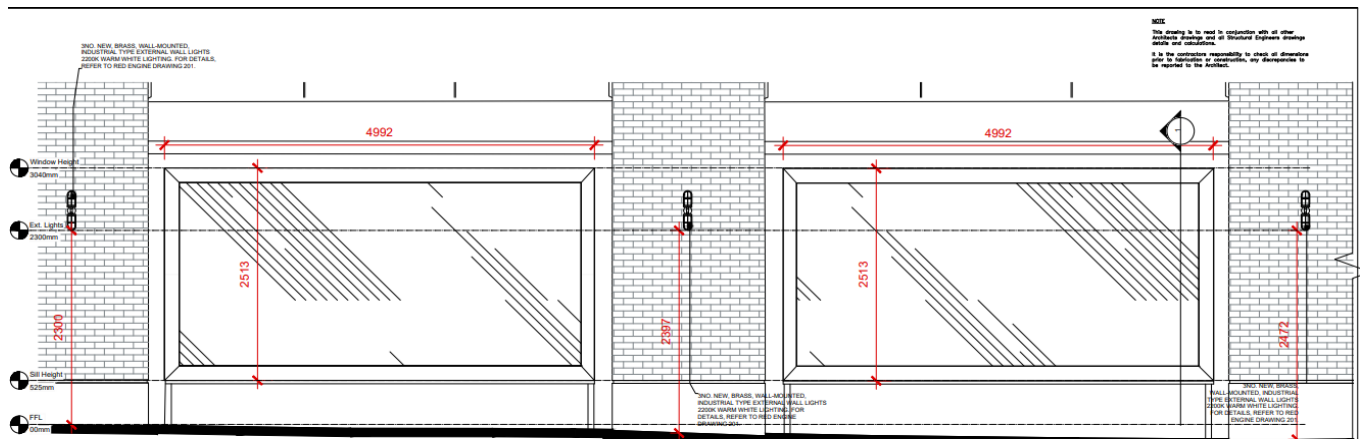


Proposed Deansgate Elevation

On the Jackson Row elevation, five block signs with lights placed above them illuminating the lights below shall be removed. In their place, there shall be 3 brass, wall-mounted, industrial type external wall lights. This will greatly reduce the clutter on the Jackson Row elevation and would be considered to be an improvement on the visual amenity of this elevation.



Existing Jackson Row Elevation



Proposed Jackson Row Elevation

Public Safety

There are no public safety concerns about the proposed development. None of the proposed development causes a negative impact on the Public Highway, and the illumination of the proposed lights are 300cd/m², which is well within the acceptable levels of luminance.

Access

Access requirements will remain the same as they were when Evans' Cycles occupied the site. The accessible entrance is further along the Jackson Row elevation and these access considerations have been signed off as a part of the Certificate of Lawful development that changed the use of the building (136317/LP/2023)

New handrails will be installed to replace the existing hand rails in place.

Conclusion

Given all of the above, it is considered that the proposals are acceptable in accordance with policies DM1, EN3, CC9, CC10, SP1, T1, T2, of the Adopted Core Strategy for the City of Manchester and saved policies DC10, DC18.1, DC19, DC26 of the Unitary Development Plan for the City of Manchester and Sections 7 and 12 of the National Planning Policy Framework.

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 based on seeking solutions to problems arising in relation to dealing with the planning application.

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 have been carried out in accordance with the following drawings and documents:

Received by the City Council as local planning authority on 26 July 2023:

- Proposed Deansgate Elevation 1643/13
- Design & Access Statement
- Double Well Glass Light Spec

Received by the City Council as local planning authority on 28 September 2023:

- Proposed Deansgate Elevation (Signage) 1643-18E

Received by the City Council as local planning authority on 19 October 2023:

- Proposed Jackson Row Elevation 1643-11H

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, CC9, EN3, EN1, DM1, T1, T2 and CC10 of the Core Strategy and saved policies DC10, DC18.1 and DC19.1 of the Unitary Development Plan.

3) All external lighting shall be designed and installed so as to control glare and overspill onto nearby properties.

The lighting will need to be selected and installed to ensure they do not exceed 300cd/m2

Reason - In the interests of visual and residential amenity pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy and saved policies DC14.1, DC18.1, DC19.1 and E3.3 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

198 Deansgate, Manchester, M3 3NE
First Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Fourth Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Third Floor Right, London House, 193 Deansgate, Manchester, M3 3NE
Third Floor, Onward Buildings, 207 Deansgate, Manchester, M3 3NW
Peaky Blinders, 23 Peter Street, Manchester, M2 5QJ
207 Dental Care, First Floor, Onward Buildings, 207 Deansgate, Manchester, M3 3NW
209 Deansgate, Manchester, M3 3NW
Manchester Reform Synagogue, Jacksons Row, Manchester, M2 5NH
First Floor To Third Floor, 201 Deansgate, Manchester, M3 3NW
19 Jacksons Row, Manchester, M2 5WD
188 - 192 Deansgate, Manchester, M3 3ND
Fifth Floor, 201 Deansgate, Manchester, M3 3SL
11 - 13 Bootle Street, Manchester, M2 5GU
3 Peter Street, Manchester, M2 5QR
Elliot House, 1 - 3 Jacksons Row, Manchester, M2 5NJ
194 Deansgate, Manchester, M3 3ND
Second Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Third Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
205 Deansgate, Manchester, M3 3NW
Second Floor, Onward Buildings, 207 Deansgate, Manchester, M3 3NW
Onward Buildings, 207 Deansgate, Manchester, M3 3NW
201 Deansgate, Manchester, M3 3DN
South Central, 11 Peter Street, Manchester, M2 5QR
First Floor, South Central, 11 Peter Street, Manchester, M2 5QR
Ground Floor And First Floor, Elliot House, 1 - 3 Jacksons Row, Manchester, M2 5NJ
4 Lloyd Street, Manchester, M2 5AB
25 Peter Street, Manchester, M2 5GD
Royal London House, 196 Deansgate, Manchester, M3 3WF
Fifth Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
200 - 204 Deansgate, Manchester, M3 3NN
2 Bootle Street, Manchester, M2 5GU
207 Dental Care, First Floor 207 Dental Care, Onward Buildings, 207 Deansgate, Manchester, M3 3NW
First Floor And Second Floor, Oddfellows House, 184 - 186 Deansgate, Manchester, M3 3WB
Elliot House, 151 Deansgate, Manchester, M3 3WD
Store Rear Of 192, Deansgate, Manchester, M3 3ND
London House, 193 Deansgate, Manchester, M3 3NE
Ground Floor, South Central, 11 Peter Street, Manchester, M2 5QR
Second Floor, South Central, 11 Peter Street, Manchester, M2 5QR
Basement, 23 Peter Street, Manchester, M2 5QJ
Basement And Ground Floor, Oddfellows House, 184 - 186 Deansgate, Manchester, M3 3WB
Basement, Royal London House, 196 Deansgate, Manchester, M3 3WF
Third Floor, South Central, 11 Peter Street, Manchester, M2 5QR
Fourth Floor, South Central, 11 Peter Street, Manchester, M2 5QR
Basement, 201 Deansgate, Manchester, M3 3NW
AIG EUROPE LIMITED, Fourth Floor, 201 Deansgate, Manchester, M3 3NW
Advrtising Right Outside 184 Deansgate, Hardman Street, Manchester, M3 3HF
Dirty Martini, 1 Peter Street, Manchester, M2 5QR

Sub Basement, 201 Deansgate, Manchester, M3 3NW
5 Jacksons Row, Manchester, M2 5WD

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

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Conservation Area - Deansgate Conservation Area 1985

Area Team Boundary - Name: CENTRAL