

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138554/FO/2023		
Date registered valid:	16 November 2023		
Proposal:	Alterations to cladding around entrance.		
Address:	Adventure Golf, Junction Of Dantzic Street & Well Street, The Printworks, Manchester		
Ward(s):	Piccadilly		Ward
Applicant:	Discovery Adventure Golf Limited		
Agent (if any):	Mrs Heather Lindley-Clapp Nexus Planning		
Case officer:	Jack		Naven
	Tel:	0161	219
	Email: jack.naven@manchester.gov.uk		2095
Recommendation:	Approve		
Date of recommendation:	22 December 2023		

Application Details

Type of application: Full Application Consent

Development type: Advertisements

Date of site visit: 23 November 2023

Standard consultations:

Printed: 20 November 2023

Expired: 11 December 2023

Neighbour notifications

Printed: 20 November 2023

Expired: 11 December 2023

Site notice

Posted: 22 November 2023

Expired: 13 December 2023

Press advert

Published: 28 November 2023

Expired: 12 December 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of Area/Site

Listed building: Not applicable

Conservation area: Shudehill Conservation Area 1987

Tree Preservation Order: Not applicable

The application relates to a building named the Printworks, which is bounded by Withy Grove, Garden Street, Well Street, Dantzic Street, Balloon Street and Corporation Street, and is located within the Shudehill Conservation Area. The property is a former printing works and is used as an entertainment complex with internal streets, night clubs, bars, restaurants and a cinema.

Surrounding uses include the Arndale Shopping Centre, the Football Museum, Chetham's School of Music, Victoria Train Station, Shudehill transport interchange, a hotel, residential accommodation, offices, bars, restaurants and shops.

The application relates specifically to a unit on Dantzic Street which is in use for indoor sports and recreation. The site is adjacent to the junction of adopted highways of Dantzic Street and Well Street.

Description of Development

The proposal seeks alterations to cladding around entrance.

Related Applications

135116/FO/2022 - Alterations to cladding around entrance.
Approved November 2022.

135117/AO/2022 - Installation of 1 no. fascia sign and 1 no. projecting sign.
Approved November 2022.

135117/AO/2022 - Installation of 1 x internally illuminated projecting sign.
Approved July 2023.

138555/AO/2023 - Alterations to fascia signage due to alterations to the cladding around entrance.

Approved December 2023 in tandem with this application.

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 - Advised that the proposed projecting sign will project over the adopted highway network in excess of 0.35m and will therefore require a Projection over Licence and that an informative be added concerning any requirements for Highway licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements.

Policy

National Planning Policy Framework (2023):

Chapter 12 Achieving well-designed places

Paragraph 131 states that in 'the creation of high quality buildings and places is fundamental to what the planning and development process should achieve.' It further states that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'

Paragraph 141 states that the quality and character of places can suffer when advertisements are poorly sited and designed. It acknowledges that a separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Significantly, chapter 12 states that advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

Local Development Framework Core Strategy Development Plan Document (Adopted 11 July 2012):

The **Manchester Core Strategy Development Plan Document 2012-2027** ("the Core Strategy") was adopted by the City Council on 11th July 2012. The following policies are considered relevant to this application:

Policy DM1 (Development Management)

Policy SP1 (Spatial Principles)

Policy EN1 (Design Principles and Strategic Character Areas)

Policy EN3 (Heritage)

Policy CC9 (Design and Heritage)

Saved Unitary Development Plan Policies - The UDP has been superseded by the Core Strategy Development Plan, of relevance are the following saved policy.

- Saved Policies **DC14 (Shop fronts and related signs)** and **DC15.(Advertisements, hoardings and posters)**

As the proposed signage relates appropriately to its context in relation to the street and adjacent commercial properties thereby meeting the requirements of saved UDP policy DC15.

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.

The relevant policy to this application is policy **JP-S1 (Sustainable Development)**.

Issues

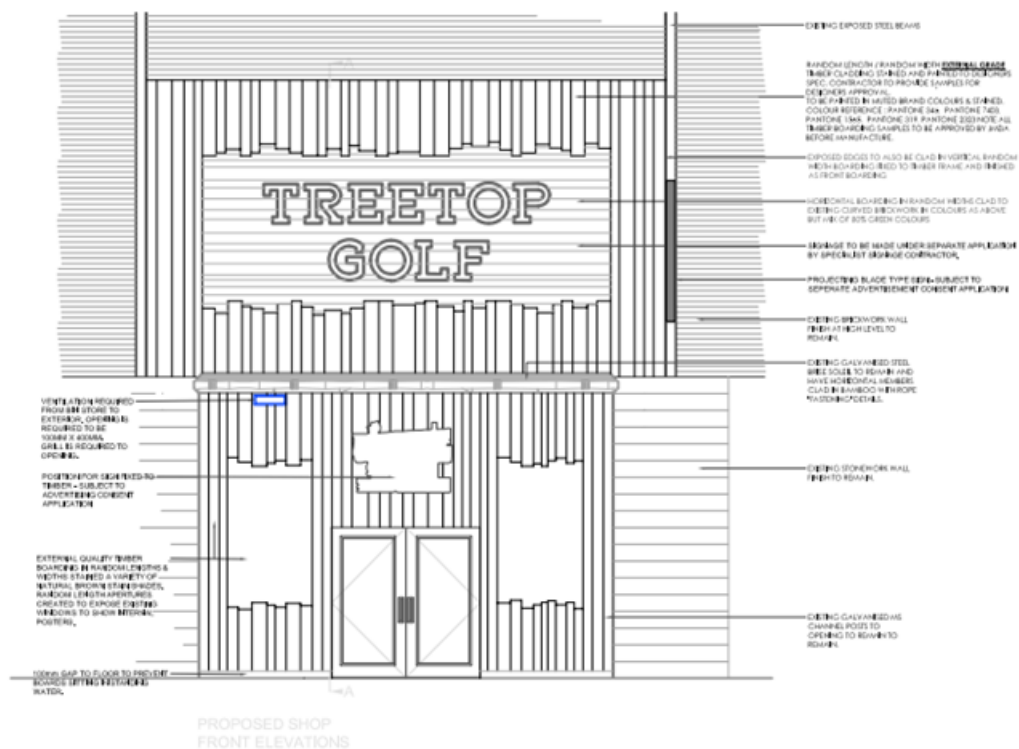
Principle

The main issues for consideration relate to the acceptability of the proposal in terms of its impact upon Visual Amenity as well as its impact upon Public Safety. The main policies that relate to the assessment of the proposal are the National Planning Policy Framework, in particular Section 7 (Requiring Good Design) and Core Strategy policies DM1 (Development Management) and SP1 (Spatial Principles) and the Saved Policies contained within the Unitary Development Plan for Manchester in particular policy DC14 (Shop fronts and Related Signs).

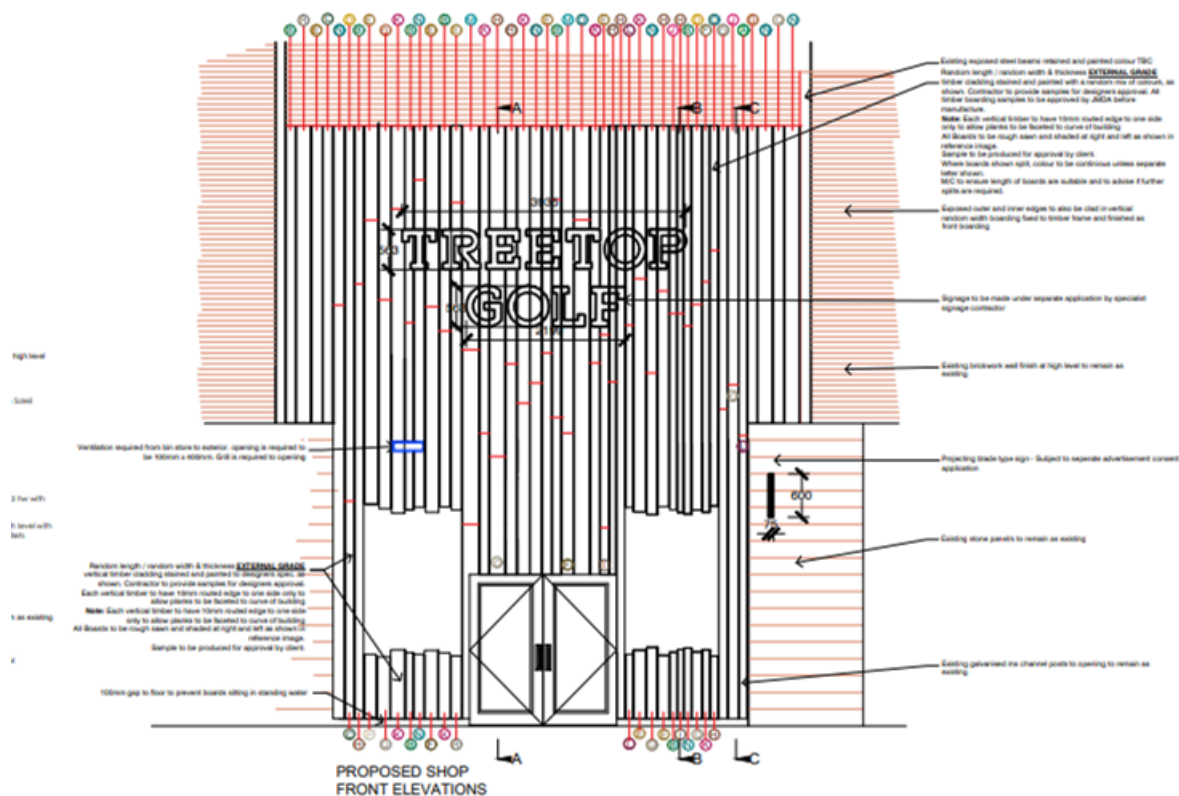
Visual Amenity

The proposals are similar to the proposal approved under application 135116/FO/2022 for alterations to cladding around entrance, which was approved in November 2022.

The minor amendment concerns the fact that the galvanised steel overhang in the proposed cladding will not be removed, instead resulting in one continuous cladding from top to bottom with a break in it.



Previously Approved Elevation

***Proposed Elevation***

It is considered that this revised scheme will not have any noticeable impact upon the visual amenity of the host building itself, or to the surrounding street scene or conservation area, in comparison to the scheme already approved.

Public Safety

There are no public safety concerns with the proposed cladding.

Conclusion

Given the above, the proposal is considered to be consistent with National Planning Policy Framework, in particular Section 7 (Requiring Good Design) and the Core Strategy for the City of Manchester, in particular policies DM1 (Development Management), and the Saved Policy contained within the Unitary Development Plan for Manchester in particular policies DC14 (Shop fronts and Related Signs).

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application, appropriate conditions have been attached.

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:

Received by the City Council as Local Planning Authority on 15 November 2023:

- Existing and Proposed Block plans of the Site 001G

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) The implementation of the proposed worn and weathered timber cladding (as shown on the approved drawing Existing & Proposed Blocks Plans of the Site ref: 001 G), shall be carried out in accordance with the samples of specifications of the cladding submitted to and approved by the City Council as Local Planning Authority under application CDN/23/0286.

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.

Informatives

1) Any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Network Management teams via Email
-highwaylicences@manchester.gov.uk
highwaynetworkmanagement@manchester.gov.uk

Any proposed construction or fit-out arrangements, where there is an impact on the highway should also be discussed.

Appendix 1 – List of consultees & neighbours notified

Highway Services

7 Shudehill, Manchester, M4 2AF
Flat 703, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 104, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 802, The Works, 33 Withy Grove, Manchester, M4 2BJ
Service Apartment 9, 8 Dantzic Street, Manchester, M4 2AD
Flat 17, 8 Dantzic Street, Manchester, M4 2AD
Flat 2, 15 Well Street, Manchester, M4 2AG
11 Shudehill, Manchester, M4 2AF
Ground Floor, 15 Shudehill, Manchester, M4 2AF
Flat 37, 8 Dantzic Street, Manchester, M4 2AD
Flat 15, 8 Dantzic Street, Manchester, M4 2AD
Flat 8, 8 Dantzic Street, Manchester, M4 2AD
9 Shudehill, Manchester, M4 2AF
Flat 201, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 301, The Works, 33 Withy Grove, Manchester, M4 2BJ
29 Withy Grove, Manchester, M4 2BJ
Flat 901, The Works, 33 Withy Grove, Manchester, M4 2BJ
Atana Aparthotel, 33 Withy Grove, Manchester, M4 2BJ
Flat 106, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 304, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 501, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 103, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 20, 8 Dantzic Street, Manchester, M4 2AD
Flat 25, 8 Dantzic Street, Manchester, M4 2AD
Flat 1, 15 Shudehill, Manchester, M4 2AF
Flat 4, 8 Dantzic Street, Manchester, M4 2AD
Flat 26, 8 Dantzic Street, Manchester, M4 2AD
Flat 203, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 902, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 402, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 205, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 404, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 28, 8 Dantzic Street, Manchester, M4 2AD
Flat 34, 8 Dantzic Street, Manchester, M4 2AD
Flat 1, 15 Well Street, Manchester, M4 2AG
Flat 33, 8 Dantzic Street, Manchester, M4 2AD
Flat 503, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 302, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 602, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 202, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 102, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 401, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 18, 8 Dantzic Street, Manchester, M4 2AD
Flat 30, 8 Dantzic Street, Manchester, M4 2AD
13 Shudehill, Manchester, M4 2AF
Flat 22, 8 Dantzic Street, Manchester, M4 2AD
Flat 11, 8 Dantzic Street, Manchester, M4 2AD
Flat 39, 8 Dantzic Street, Manchester, M4 2AD
Flat 1, 8 Dantzic Street, Manchester, M4 2AD
Flat 701, The Works, 33 Withy Grove, Manchester, M4 2BJ

Basement, 5 Well Street, Manchester, M4 2AB
Flat 502, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 601, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 14, 8 Dantzic Street, Manchester, M4 2AD
4 Dantzic Street, Manchester, M4 2AD
2 Dantzic Street, Manchester, M4 2AD
5 Well Street, Manchester, M4 2AG
Flat 3, 15 Shudehill, Manchester, M4 2AF
Flat 2, 15 Shudehill, Manchester, M4 2AF
Flat 16, 8 Dantzic Street, Manchester, M4 2AD
Flat 801, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 101, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 204, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 603, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 24, 8 Dantzic Street, Manchester, M4 2AD
Flat 19, 8 Dantzic Street, Manchester, M4 2AD
Flat 7, 8 Dantzic Street, Manchester, M4 2AD
Flat 36, 8 Dantzic Street, Manchester, M4 2AD
Flat 4, 15 Shudehill, Manchester, M4 2AF
Flat 3, 8 Dantzic Street, Manchester, M4 2AD
Flat 21, 8 Dantzic Street, Manchester, M4 2AD
Flat 35, 8 Dantzic Street, Manchester, M4 2AD
Flat 6, 8 Dantzic Street, Manchester, M4 2AD
Flat 40, 8 Dantzic Street, Manchester, M4 2AD
Flat 27, 8 Dantzic Street, Manchester, M4 2AD
Flat 5, 8 Dantzic Street, Manchester, M4 2AD
Flat 2, 8 Dantzic Street, Manchester, M4 2AD
Flat 702, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 403, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 305, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 31, 8 Dantzic Street, Manchester, M4 2AD
Flat 10, 8 Dantzic Street, Manchester, M4 2AD
15 Shudehill, Manchester, M4 2AF
Flat 32, 8 Dantzic Street, Manchester, M4 2AD
Flat 29, 8 Dantzic Street, Manchester, M4 2AD
35 - 39 Withy Grove, Manchester, M4 2BJ
Flat 303, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 604, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 803, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 504, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 105, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 12, 8 Dantzic Street, Manchester, M4 2AD
Ground Floor And First Floor, 5 Well Street, Manchester, M4 2AB
31 Withy Grove, Manchester, M4 2BJ
10 Dantzic Street, Manchester, M4 2AD
Flat 38, 8 Dantzic Street, Manchester, M4 2AD
Flat 23, 8 Dantzic Street, Manchester, M4 2AD

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 - Shudehill Conservation Area 1987
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL