

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137107/FO/2023

Date registered valid: 6 June 2023

Proposal: Change of use of part of ground floor to create flat (Class C3) and commercial use (Class E), including change to external staircase

Address: 1313 Ashton Old Road, Manchester, M11 1JS

Ward(s): Clayton & Openshaw Ward

Applicant: Matthey Pure Properties Management

Agent (if any): Mr Umayr Azam Northedge Architecture

Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: Withdrawn

Date of recommendation: 17 July 2023

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit:

Standard consultations:

Printed: 16 June 2023 Expired: 7 July 2023

Neighbour notifications

Printed: 16 June 2023 Expired: 7 July 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Withdrawn by email dated 17 July 2023

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: Withdrawn

Appendix 1 – List of consultees & neighbours notified

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

Flat 2, 9 Beck Street, Manchester, M11 1PW
Flat 1, 9 Beck Street, Manchester, M11 1PW
8 Toxteth Street, Manchester, M11 1EQ
10 Toxteth Street, Manchester, M11 1EQ
First Floor Flat Rear Of, 1311 Ashton Old Road, Manchester, M11 1JS
1315 Ashton Old Road, Manchester, M11 1JS
Top Flat, 1311 Ashton Old Road, Manchester, M11 1JS
1317A Ashton Old Road, Manchester, M11 1JS
1317 Ashton Old Road, Manchester, M11 1JS
1306 Ashton Old Road, Manchester, M11 1JG
1311 Ashton Old Road, Manchester, M11 1JS
1309 Ashton Old Road, Manchester, M11 1JS
1304 Ashton Old Road, Manchester, M11 1JG
1302 Ashton Old Road, Manchester, M11 1JG
Flat 2, 7 Beck Street, Manchester, M11 1PW
Flat 1, 7 Beck Street, Manchester, M11 1PW

Appendix 2 – Planning constraints

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA