

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/22/0808

Date registered valid: 8 November 2022

Proposal: Discharge of conditions 3 (Drawing and photographs showing existing condition behind fascia) and 4 (paint colours) 124467/FO/2019

Address: St Anns Arcade, St Anns Square, Manchester, M2 7HN

Ward(s): Deansgate Ward

Applicant: Mr Gavin Richmond DTZ Investors

Agent (if any): Mr Richard Stooke APT Design Ltd

Case officer: Gerry Reilly
Tel: 0161 234 4163
Email: gerry.reilly@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 3 March 2023

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

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: St Anns Square Conservation Area 1970

Tree Preservation Order:

Description of area

Description of development

Consultations & Notification Responses

Issues

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

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

3) Condition 3 (Drawing and photographs showing existing condition behind fascia) is hereby discharged as the following documents/information and clarifications have been submitted and accepted as demonstrating compliance with the condition

Existing Shopfront Elevation PL001 and photograph and photomontages received by the City Council as local planning authority on 8th November 2022.

The photographs received via the email dated 30th January 2023 from Richard Stooke.

The submitted information allows for Condition 3 (Drawing and photographs showing existing condition behind fascia) to be discharged.

4) Condition 4 (paint colours) is hereby discharged as the following documents/information and clarifications have been submitted and accepted as demonstrating compliance with the condition

The samples of Farrow and Ball Lamp Room Grey 88 and Farrow and Ball Slipper Satin 2004 and the drawing entitled Proposed Shopfront Elevation no. PL300 received by the City Council as local planning authority on 8th November 2022.

The submitted information allows for Condition 4 (paint colours) to be discharged.

Appendix 1 – List of consultees & neighbours notified

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 - St Anns Square Conservation Area 1970

Area Team Boundary - Name: CENTRAL