

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132775/FO/2022

Date registered valid: 21 October 2022

Proposal: Change of use of basement from storage (Use Class B8) to create a self-contained apartment (Use Class C3), retention of existing shop and first floor apartment and part retrospective extension to form separate retail shop (Class E) with associated elevational alterations

Address: 1143-1145 Rochdale Road, Manchester , M9 7FW

Ward(s): Charlestown Ward

Applicant: Mr Lee Platt 1143-1145 Rochdale Road, Manchester , M9 7FW

Agent (if any): Mr Reuben Ramelize Arch Designs Wilsons Park, C/o Mas, Monsall Road, Manchester, M40 8WN

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Withdrawn Withdrawn

Date of recommendation: 20 December 2022

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit:

Standard consultations:

Printed: 3 November 2022 Expired: 24 November 2022

Neighbour notifications

Printed: 3 November 2022 Expired: 24 November 2022

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:

Description of area

Description of development

Consultations & Notification Responses

Issues

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 WithdrawnWithdrawn

Article 35 Declaration

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police

15 Middleton Old Road, Manchester, M9 8DS
1129 Rochdale Road, Manchester, M9 7FW
1131 Rochdale Road, Manchester, M9 7FW
926 Rochdale Road, Manchester, M9 7EP
27 Middleton Old Road, Manchester, M9 8DS
22A Polefield Road, Manchester, M9 7FL
10 Brow Walk, Manchester, M9 6AY
18 Brow Walk, Manchester, M9 6AY
17 Middleton Old Road, Manchester, M9 8DS
1127 Rochdale Road, Manchester, M9 7FW
7 Polefield Road, Manchester, M9 6FN
8 Lion Brow, Manchester, M9 8FF
58 Lion Brow, Manchester, M9 8PY
1143 Rochdale Road, Manchester, M9 7FW
Village Garage, 30 Middleton Old Road, Manchester, M9 8DS
53 Middleton Old Road, Manchester, M9 8DS
14 Lion Brow, Manchester, M9 8FF
1 Churchside Close, Manchester, M9 8HZ
6 Brow Walk, Manchester, M9 6AY
932 Rochdale Road, Manchester, M9 7EP
938 Rochdale Road, Manchester, M9 7EP
1095 Rochdale Road, Manchester, M9 7FW
4 Polefield Road, Manchester, M9 7FL
Flat 2, 1133 Rochdale Road, Manchester, M9 7FW
Flat 1, 1133 Rochdale Road, Manchester, M9 7FW
60 Lion Brow, Manchester, M9 8PY
5 Churchside Close, Manchester, M9 8HZ
958 Rochdale Road, Manchester, M9 7EP
928 Rochdale Road, Manchester, M9 7EP
944 Rochdale Road, Manchester, M9 7EP
956 Rochdale Road, Manchester, M9 7EP
20 Polefield Road, Manchester, M9 7FL
22 Polefield Road, Manchester, M9 7FL
3 Churchside Close, Manchester, M9 8HZ
1139A Rochdale Road, Manchester, M9 7FW
Flat 2, 19 Middleton Old Road, Manchester, M9 8DS
21 Middleton Old Road, Manchester, M9 8DS
Flat 3, 19 Middleton Old Road, Manchester, M9 8DS
23 Middleton Old Road, Manchester, M9 8DS
Flat 1, 19 Middleton Old Road, Manchester, M9 8DS
Flat 5, 19 Middleton Old Road, Manchester, M9 8DS
Flat 4, 19 Middleton Old Road, Manchester, M9 8DS
930 Rochdale Road, Manchester, M9 7EP
940 Rochdale Road, Manchester, M9 7EP
942 Rochdale Road, Manchester, M9 7EP
946 Rochdale Road, Manchester, M9 7EP
954 Rochdale Road, Manchester, M9 7EP

950 Rochdale Road, Manchester, M9 7EP
948 Rochdale Road, Manchester, M9 7EP
934 Rochdale Road, Manchester, M9 7EP
952 Rochdale Road, Manchester, M9 7EP
936 Rochdale Road, Manchester, M9 7EP
Lock Up 1 Adjacent Unit 8, Old Market Street, Manchester, M9 8FY
Offices, Lion Works, Old Market Street, Manchester, M9 8FY
First Floor To Third Floor, Lion Works, Old Market Street, Manchester, M9 8FY
Unit 4A, Lion Works, Old Market Street, Manchester, M9 8FY
Lock Up 2 Adjacent Unit 8, Old Market Street, Manchester, M9 8FY
Unit 3, Lion Works, Old Market Street, Manchester, M9 8FY
Store Adjacent Unit 1, Lion Works, Old Market Street, Manchester, M9 8FY
Unit 1, Lion Works, Old Market Street, Manchester, M9 8FY
Unit 10, Lion Works, Old Market Street, Manchester, M9 8FY
Unit 11, Lion Works, Old Market Street, Manchester, M9 8FY
7 Lion Brow, Manchester, M9 8FF
12 Lion Brow, Manchester, M9 8FF
2 Lion Brow, Manchester, M9 8FF
1139 Rochdale Road, Manchester, M9 7FW
Blackley Service Station, 976 Rochdale Road, Manchester, M9 7EP
12 Brow Walk, Manchester, M9 6AY
34 Leroy Drive, Manchester, M9 7EW
Flat 4, 1133 Rochdale Road, Manchester, M9 7FW
10 Lion Brow, Manchester, M9 8FF
50 Lion Brow, Manchester, M9 8PY
46 Lion Brow, Manchester, M9 8PY
18 Lion Brow, Manchester, M9 8PY
16 Brow Walk, Manchester, M9 6AY
14 Brow Walk, Manchester, M9 6AY
Unit 8, Lion Works, Old Market Street, Manchester, M9 8FY
5 Lion Brow, Manchester, M9 8FF
56 Lion Brow, Manchester, M9 8PY
30 Lion Brow, Manchester, M9 8PY
24 Lion Brow, Manchester, M9 8PY
10 Polefield Road, Manchester, M9 7FL
52 Lion Brow, Manchester, M9 8PY
44 Lion Brow, Manchester, M9 8PY
34 Lion Brow, Manchester, M9 8PY
11 Polefield Road, Manchester, M9 6FN
Flat 3, 1133 Rochdale Road, Manchester, M9 7FW
4 Lion Brow, Manchester, M9 8FF
48 Lion Brow, Manchester, M9 8PY
26 Lion Brow, Manchester, M9 8PY
13 Polefield Road, Manchester, M9 6FN
33 Leroy Drive, Manchester, M9 7EW
Flat 8, 1133 Rochdale Road, Manchester, M9 7FW
42 Lion Brow, Manchester, M9 8PY
38 Lion Brow, Manchester, M9 8PY
32 Lion Brow, Manchester, M9 8PY
20 Brow Walk, Manchester, M9 6AY
Flat 6, 1133 Rochdale Road, Manchester, M9 7FW
40 Lion Brow, Manchester, M9 8PY
1149 Rochdale Road, Manchester, M9 7FW
18 Polefield Road, Manchester, M9 7FL

Flat 7, 1133 Rochdale Road, Manchester, M9 7FW
Flat 5, 1133 Rochdale Road, Manchester, M9 7FW
28 Lion Brow, Manchester, M9 8PY
20 Lion Brow, Manchester, M9 8PY
54 Lion Brow, Manchester, M9 8PY
25 Old Market Street, Manchester, M9 8DX
Unit 9, Lion Works, Old Market Street, Manchester, M9 8FY
Unit 6, Lion Works, Old Market Street, Manchester, M9 8FY
6 Lion Brow, Manchester, M9 8FF
36 Lion Brow, Manchester, M9 8PY
22 Lion Brow, Manchester, M9 8PY
16 Lion Brow, Manchester, M9 8FF
1141 Rochdale Road, Manchester, M9 7FW
8 Brow Walk, Manchester, M9 6AY
9 Polefield Road, Manchester, M9 6FN
Flat 10, 1133 Rochdale Road, Manchester, M9 7FW
15 Polefield Road, Manchester, M9 6FN
Daisy Bank Works, 1139 Rochdale Road, Manchester, M9 7FW
36 Leroy Drive, Manchester, M9 7EW
Unit 4 And Unit 5, Lion Works, Old Market Street, Manchester, M9 8FY
924 Rochdale Road, Manchester, M9 7EP
Flat 9, 1133 Rochdale Road, Manchester, M9 7FW
58A Lion Brow, Manchester, M9 8PY
Unit 2, Lion Works, Old Market Street, Manchester, M9 8FY
25 Middleton Old Road, Manchester, M9 8DS
16 Polefield Road, Manchester, M9 7FL
14 Polefield Road, Manchester, M9 7FL
12 Polefield Road, Manchester, M9 7FL
8 Polefield Road, Manchester, M9 7FL
2 Polefield Road, Manchester, M9 7FL
Lion Works, Old Market Street, Manchester, M9 8FY
5 Polefield Road, Manchester, M9 6FN
3 Polefield Road, Manchester, M9 6FN
1 Polefield Road, Manchester, M9 6FN
1097 Rochdale Road, Manchester, M9 7FW
27 Leroy Drive, Manchester, M9 7EW
6 Polefield Road, Manchester, M9 7FL
9 Churchside Close, Manchester, M9 8HZ
7 Churchside Close, Manchester, M9 8HZ

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