

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134970/FO/2022

Date registered valid: 3 October 2022

Proposal: Installation of a new shopfront

Address: Unit B3, City Tower, Piccadilly Plaza, Manchester, M1 4AH

Ward(s): Deansgate Ward

Applicant: City Tower Unit Trust C/o Agent

Agent (if any): Miss Francesca Opoku-Gyamfi Savills (UK) Limited Belvedere, 12 Booth Street, Manchester, M2 4AW

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

Recommendation: Approve

Date of recommendation: 18 November 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 4 November 2022 Expired: 25 November 2022

Neighbour notifications

Printed: 6 October 2022 Expired: 27 October 2022

Site notice

Posted: 7 October 2022 Expired: 28 October 2022

Press advert

Published: 11 October 2022 Expired: 1 November 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

The application relates to a ground floor retail unit, fronting onto Mosley Street within The Exchange, Piccadilly Plaza, occupying a prominent location at the junction of Mosley Street and Parker Street. The building is also adjacent to the Upper King Street Conservation Area, and a number of Grade II Listed Buildings. The surrounding area is mixed commercial in character, and includes retail, residential, offices, banks and building societies, bars and restaurants, along with the nearby bus station and metrolink.

Planning permission is sought for "Installation of a new shopfront".

The application seeks planning permission for physical works to refurbish the front elevation of Unit B3.

The proposed works will include modern design and materials.

The proposed elevations are illustrated on Drawing Ref: 1477 - 600 - 'Unit B3 Proposed Plan and Front Elevation' and will include the following principal elements:

- O Laminate shatterproof glass sliding doors;
- O Planar laminated safety glass with structural glass fins to all fixed glazed panes, complying with all current Building Regulations;
- O New satin silver aluminium ventilation grille;
- O Level access at threshold level

The ventilation grille mentioned above will be 233mm high and 4.093mm wide and will be installed at the top of the shopfront for the purposes of allowing the circulation of fresh air within the unit.

The proposed works required to bring the unit in keeping with the surroundings and enable the unit to be let.

Description of area

Description of development

Consultations & Notification Responses

Publicity - The application has been advertised in the Manchester Evening News as affecting a conservation area and affecting a Listed Building. A site notice was displayed and the occupiers of nearby properties have been notified.

No representations have been received as a result of this publicity

Greater Manchester Police -

O Any new external fittings (i.e. shutters, windows or doors) should be certified to Secured by Design standards.

O Any new glazing in external doors, ground floor or easily accessible windows should include at least one pane of laminated glass rated as P4A under EN 356.

In summary, the application is supported subject to further consideration of the above matters.

The applicant will be informed of the above bullet points via informatives.

Highway Services - It is understood that the proposals would not have an impact on the approved pedestrian/vehicular access, parking, circulation or the external highway network, this is acceptable to Highways.

The existing servicing arrangement that is in place will continue, this is acceptable to Highways.

Environmental Health - Initially made comments requesting a noise condition for the grille but after being informed that there was no fan involved with the air circulation and it is just a grille stated that Noise Condition would not need to be put on.

Issues

The following policies and guidance are considered to be most relevant to the application:

Manchester Core Strategy Policy DM1 (Development Management), Policy CC1 (Primary Economic Development Focus: City Centre and Fringe), Policy EC3 (Regional Centre), Policy CC10 (A Place for Everyone), Policy T1 (Sustainable Transport) and saved policy DC14 (Shop Fronts and Related Signs) from the Unitary Development Plan, Supplementary Planning

Document; Guide to Development In Manchester, and the revised National Planning Policy Framework (20 July 2021).

The main planning issues to consider as part of this application would relate to the visual amenity, crime & disorder, and transport & traffic impacts.

Crime & Disorder - GMP have been consulted on this issue and have made recommendations relating to new external fittings and new glazing. These will be attached as informatives to this permission

Visual Amenity

The proposal would include a newly designed shopfront at ground floor level to the unit, which would be principally glazed in design. The final material details and design would be controlled through the materials condition recommended within this report, to ensure a high quality development.

A 233mm high, 4.093mm wide vent grille will be installed at the top of the shopfront for the purposes of allowing the circulation of fresh air within the unit. Although, the adjacent units on either side do not have such features, there are similar grilles at Units B1 (next door but one to the north of the application property) and B5 (next door but one to the south).

Taking into account the above the proposal is considered to accord with the policies previously highlighted.

Transport and Traffic - Highways have been consulted on this issue and have made recommendations relating to

O intended arrangements for the fit-out or storage of materials;

O requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements;

O working safety near Metrolink.

The applicant will be made aware of the above through informatives.

Access

The applicant has stated that there is level access at threshold level. The new shopfront will incorporate automatic double doors.

On this basis the proposal is considered to accord with the policies previously identified.

Conclusion

Taking into account the above and all material planning considerations, the proposal is considered to accord with the policies and guidance previously set out and therefore is recommended for approval subject to conditions set out within this report.

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 to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. In this case amendments were requested from the applicant to achieve a development which was accessible to people who are mobility impaired. Appropriate conditions were attached to the decision to ensure an acceptable development with the agreement of the applicant.

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:

The location plan entitled UNIT B3 - LOCATION PLAN drawing no 1472 - SK - 07 received by the City Council as local planning authority on 16th September 2022

The drawing entitled UNIT B3, PROPOSED PLAN & FRONT ELEVATION drawing no. 1477 - 600 revision P3 received via the email from Francesca Opoku-Gyamfi of 17th November 2022

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.

Informatives

1) Any new external fittings (i.e. shutters, windows or doors) should be certified to Secured by Design standards.

2) Any new glazing in external doors, ground floor or easily accessible windows should include at least one pane of laminated glass rated as P4A under EN 356.

3) The arrangement for the fit-out or storage of materials should be accommodated within the site so that there will be no impact on the adjacent highway. The applicant should note that this activity should not detrimentally impact operation of adjacent units.

4) The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email - highwaylicences@manchester.gov.uk

5) The applicant is to be advised of the details of working safely near Metrolink which can be found on the Metrolink Website at; <https://www.tfgm.com/public-transport/tram/workingsafely>.

This document provides contact details for the Metrolink Operator in order that the proposed method of erection can be discussed and relevant permits obtained.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Greater Manchester Police
Environmental Health

Unit E1A, City Tower, Piccadilly Plaza, Manchester, M1 4AJ
Unit E2A, City Tower, Piccadilly Plaza, Manchester, M1 4AJ
Unit B1, Piccadilly Plaza, Manchester, M1 4AH
First Floor, Cobden House, 12 - 16 Mosley Street, Manchester, M2 3AQ
Ground Floor, Cobden House, 12 - 16 Mosley Street, Manchester, M2 3AQ
Basement, Cobden House, 12 - 16 Mosley Street, Manchester, M2 3AQ
First Floor, Green Surgery Limited, 18 - 22 Mosley Street, Manchester, M2 3AQ
19 York Street, Manchester, M2 3BA
Sixth Floor, 19 York Street, Manchester, M2 3BA
CITY SPECS LTD, Unit E2B, City Tower, Piccadilly Plaza, Manchester, M1 4AJ
Cobden House, 12 - 16 Mosley Street, Manchester, M2 3AQ
Third And Fourth Floor, 2 New York Street, Manchester, M1 4HJ
Second Floor, 2 New York Street, Manchester, M1 4HJ
First Floor, 2 New York Street, Manchester, M1 4HJ
Basement, 2 New York Street, Manchester, M1 4HJ
Basement, 18 - 22 Mosley Street, Manchester, M2 3AQ
SINGLETON CLAMP & PARTNERS LTD, Fourth Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Third Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Second Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
First Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Sixth Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Ground Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Transform Manchester, Fifth Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
6A Piccadilly Plaza, Manchester, M1 4AH
Unit B4, City Tower, Piccadilly Plaza, Manchester, M1 4AH
Unit B5, The Exchange, Piccadilly Plaza, Manchester, M1 4AH
Unit B2, The Exchange, Piccadilly Plaza, Manchester, M1 4AH
22 Mosley Street, Manchester, M2 3AG
Third Floor, 18 - 22 Mosley Street, Manchester, M2 3AQ
Second Floor, 18 - 22 Mosley Street, Manchester, M2 3AQ
First Floor, 18 - 22 Mosley Street, Manchester, M2 3AQ
William Hill, Ground Floor, 18 - 22 Mosley Street, Manchester, M2 3AG
18 - 22 Mosley Street, Manchester, M2 3AG
2 New York Street, Manchester, M1 4HJ
Colwyn Chambers, 19 York Street, Manchester, M2 3BA
24 Mosley Street, Manchester, M2 3AG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: CENTRAL

