

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134516/LO/2022

Date registered valid: 27 July 2022

Proposal: Listed Building Consent for the installation of a 2.4 metre high fence for a temporary period of 3 years following removal of existing

Address: Union Bridge , Dantzic Street, Manchester, M4 4JW

Ward(s): Piccadilly Ward

Applicant: Mr Paul Gee Manchester City Council 5th Floor Town Hall Extension, Manchester, M2 5DB

Agent (if any): Mr Michael Williams Wilde Consultants Ltd 20 Chapel Street, Liverpool, L3 9AG

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation: Temporary approval

Date of recommendation: 19 September 2022

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 2 August 2022 Expired: 23 August 2022

Site notice

Posted: Expired:

Press advert

Published: 9 August 2022 Expired: 30 August 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to the Union Bridge, a Grade II listed structure across the river Irk. The bridge is considered to be in a poor state of repair and works have been scheduled to take place to stabilise the structure including repointing and re building or collapsed sections of the bridge.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The application site forms part of 'Victoria North' an area of regeneration where new homes and infrastructure is to be progressed over the next 20 years. The are surface level car parks and industrial developments in the area alongside new developments being built along Dantzic Street including the Victoria Riverside development.

Description of development

Listed Building Consent for the installation of a 2.4 metre high fence for a temporary period of 3 years following removal of existing

Consultations & Notification Responses

Publicity The application has been publicised by way of site and press notice to advertise that this would constitute works which would amount to listed building consent. Letters have also been sent out locally. No comments have been received

Policy

Manchester Core Strategy (2012) Relevant policies SP1, EN1, EN3 and DM1

Unitary Development Plan for the City of Manchester (1995) – saved policy DC19.

Issues

Impact on the heritage asset

The installation of the fencing, albeit temporary, would cause harm to the listed structure. This harm would amount of less than substantial harm. The works would allow the bridge to be repaired and would also help with managing safety around the structure during this time. The works would also be temporary and the fencing removed from the site therefore removing the harm. This would amount to public benefits which would outweigh the harm caused.

A condition s required to agree the method for installing the fencing including control of use of equipment and materials. A condition is also required to ensure the fence is removed after the temporary and that the bridge is repaired and reinstated.

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 polices 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: Temporary approval

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal has been subject to pre application advice. The proposal is considered to be acceptable and in accordance with the development plan and therefore determined in a timely manner

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

1) Listed Building Consent is hereby granted is for a limited period only, expiring 30 September 2025.

Reason - The use hereby granted is for a temporary period only to aid the repair of the bridge and safety and security of the area and required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby permitted shall be discontinued no later than the 30 September 2025 and the works comprising the development are required to be removed no later than one month from the development ceasing.

Reason - The development is required to cease within a specified timescale in order to allow reinstatement of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) Prior to the expiration of the temporary period, a scheme to restore the land shall be submitted for approved in writing by the City Council, as Local Planning Authority. The scheme shall be implemented within one month of the use ceasing and thereafter retained and maintained in accordance with this scheme.

Reason - To ensure that the land and listed building is reinstated to an appropriate standard in the interest of visual amenity of the site pursuant to policies SP1, EN1, EN3 and DM1 of the Manchester Core Strategy (2012).

4) Prior to the installation of the fencing to the listed structure a method statement for the works shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include method for undertaking the works, use of machinery and mortar for fixing the fencing into the bridge.

The approved details shall be implemented as part of the development.

Reason - in the interest of ensuring that the works to the listed structure are appropriate including use of materials to ensure no long term damage to the structure pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy EC19 of the Unitary Development Plan for the City of Manchester (1995).

5) The development hereby approved shall be carried out in accordance with the following drawings and documents:

651-276-010 REV P1 received by the City Council, as Local Planning Authority, on the 27 July 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.

Appendix 1 – List of consultees & neighbours notified

121A Dantzic Street, Manchester, M4 4DW
Arch 32, Aspin Lane, Manchester, M4 4DQ
Arch 34, Irk Street, Manchester, M4 4DL
BLACKJACK BEERS LIMITED, Arch 36, Irk Street, Manchester, M4 4JT
121 Dantzic Street, Manchester, M4 4DW

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
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL