

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134844/FO/2022

Date registered valid: 2 September 2022

Proposal: Elevational alterations to front and rear involving new shopfront

Address: Unit 23, Harpurhey Shopping Centre, Lee Road, Manchester, M9 4DH

Ward(s): Harpurhey Ward

Applicant: Power Leisure Bookmakers Ltd. Waterfront Hammersmith
Embankment, Chancellors Road, London, W6 9HP

Agent (if any): Miss Claire Day, Hybrid Planning & Development Limited, The Old
Vyner Street Gallery, 23 Vyner Street, London, E2 9DG

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 24 October 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 10 October 2022

Standard consultations:

Printed: 7 September 2022

Expired: 28 September 2022

Neighbour notifications

Printed: 7 September 2022

Expired: 28 September 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

The application site relates to a vacant, ground floor retail unit situated within a two-storey commercial parade, located within a pedestrianised street forming part of Harpurhey Shopping Centre.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site is situated within Harpurhey district centre – a defined primary shopping area located just off the main north/south arterial route of Rochdale Road.

The centre forms one of two district centres within north Manchester is primarily anchored by Asda and Lidl supermarkets, as well as a college, leisure centre and McDonalds and KFC restaurants.

The centre comprises a number of blocks of small-scale retail and food and drink uses focused around pedestrianised streets which also accommodates an outdoor market area. The northern bounds of the centre is flanked by an expanse of surface level car parking.

The wider area is predominantly residential in character.

Description of development

Planning permission is sought for elevational alterations to the front and rear of the ground floor. Changes proposed include a powder coated aluminium framed shopfront to replace the existing (RAL 6026 – green), new central entrance door and new 300mm high aluminium stall riser coloured black. The shopfront reflects the branding colouration associated with Paddy Power.

To the rear, it is proposed to remove an existing double door with a single steel security door along with the bricking up of resultant opening with matching brickwork

In addition, the application has been accompanied by three further related applications for a change of use, external plant equipment and signage. Details are as follows:

134846/FO/2022

Change of use from vacant retail unit (Class E) to a betting shop (Sui Generis use).

134843/FO/2022

Installation of 3 no. external air condenser units and 2 no. satellite dishes to rear.

134845/AO/2022

Advertisement Consent for the installation of 1 no. internally illuminated fascia sign and 1 no. internally illuminated projecting sign.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Highway Services - The elevational alterations include the removal and replacement of the shopfront frame on the front elevation, replacement of the entrance door on the front and the rear elevation.

The entrance door will open inwards and will not impact the adopted highway, which is acceptable to Highways.

The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway.

Given the minimal scale of construction works involved, the level of construction vehicles are unlikely to generate any significant on-street parking demands.

Planning History

134846/FO/2022

Change of use from vacant retail unit (Class E) to a betting shop (Sui Generis use). Refused 21 October 2022.

134843/FO/2022

Installation of 3 no. external air condenser units and 2 no. satellite dishes to rear. Approved 21 October 2022.

Policy

The below policies and guidance are considered relevant to the consideration of this application.

- Saved policy DC14 of the Unitary Development Plan for the City of Manchester;
- Policies DM1 and SP1 of the Manchester Core Strategy;
- National Planning Policy Framework (NPPF).

Issues

Principle

The proposed alterations reflect a typical commercial unit found within a shopping area and would assimilate effectively into the immediate context without any undue impact. As such, the proposed changes and associated materials are considered to comply with the aforementioned policy and guidance.

Whilst the associated proposed change of use to a betting shop is not considered to be acceptable by the City Council, the proposed elevational alterations in isolation are considered satisfactory and in accordance with planning policy. The proposed external changes are capable of being implemented separately, although this is unlikely if permission is not ultimately granted for the associated, proposed use.

Visual Amenity

Given the district centre location of the site and its position with a defined shopping centre, the proposed changes reflect a typical design found in such locations and would mirror that of the immediate surroundings. The new shopfront would also upgrade the existing glazing to a superior specification than existing.

It is believed that the proposed changes can be sustained without any material impact and would not give rise to any unacceptable visual amenity issues. On this basis, the proposed development is considered acceptable.

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.

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:

Drawings referenced 14604-200-10, 14604-200-14/C, 14604-200-12/A and 14604-200-11/A received by the City Council as Local Planning Authority on 2 September 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.

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

Drawings referenced 14604-200-10, 14604-200-12/A and 14604-200-11/A received by the City Council as Local Planning Authority on 2 September 2022.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Unit 31, Harpurhey Shopping Centre, Lee Road, Manchester, M9 4DH
Unit 41, Harpurhey Shopping Centre, Lee Road, Manchester, M9 4DH
Unit 39, Harpurhey Shopping Centre, Lee Road, Manchester, M9 4DH
Betfred, Unit 35, Harpurhey Shopping Centre, Lee Road, Manchester, M9 4DH
Unit 33, Harpurhey Shopping Centre, Lee Road, Manchester, M9 4DH
Unit 31A, Harpurhey Shopping Centre, Lee Road, Manchester, M9 4DH
Cardfactory, Unit 29, Harpurhey Shopping Centre, Lee Road, Manchester, M9 4DH
Unit 27, Harpurhey Shopping Centre, Lee Road, Manchester, M9 4DH
Forster Dean Ltd, Unit 25, Harpurhey Shopping Centre, Lee Road, Manchester, M9 4DH
Unit 21, Harpurhey Shopping Centre, Lee Road, Manchester, M9 4DH
Unit 19, Harpurhey Shopping Centre, Lee Road, Manchester, M9 4DH
10 Lee Road, Manchester, M9 4DH
7 Lee Road, Manchester, M9 4DH
8 Lee Road, Manchester, M9 4DH
9 Lee Road, Manchester, M9 4DH

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 AREA