

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133922/LO/2022

Date registered valid: 27 May 2022

Proposal: Core drill from public carriageway in Little Quay Street at basement level into the basement bike room of 196 Deansgate.

Address: Mccann Connected, Royal London House, 196 Deansgate, Manchester, M3 3WF

Ward(s): Deansgate Ward

Applicant: Clair Adams Colt Technology Services Colt House, 20 Great Eastern Street, London, EC3A 2EH

Agent (if any):

Case officer: David Brettell
Tel: 0161 234 4556
Email: dave.brettell@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 5 October 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: 8 July 2022 Expired: 29 July 2022

Site notice

Posted: Expired:

Press advert

Published: 12 July 2022 Expired: 2 August 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Deansgate Conservation Area 1985

Tree Preservation Order:

Description of area

Royal London House is a Grade II listed building situated on the corner of Quay Street and Deansgate within the Deansgate/Peter Street Conservation area of Manchester.

196 Deansgate is within the building known as Royal London House. It fronts onto Deansgate, and is bounded by Little Quay Street to the rear.

Description of development

The proposed works involve 1 x 50mm core drill from public carriageway in Little Quay Street at basement level into the basement bike room of 196 Deansgate to allow the installation of 50mm PVC duct. The core drill/duct will be below ground and through the basement wall appearing internally so will not impact on external areas that are visible from the street.

An external fibre optic cable (approx 10mm diameter) will then be pulled through the duct into a new Building Flexibility Point, B.F.P (a nonelectrical fibre termination box).

The public footway will be reinstated under the NRSWA 1991 and under a 2-year guarantee with Manchester City Highways.

The duct entry will not be visible from the street as it is below ground and as such there will be no external visible impact to the subject building.

Consultations & Notification Responses

Site / Press Notice / Neighbours.

No comments received.

Issues

The proposed works essentially involve drilling a small hole into the rear of the building at basement level and would not adversely affect the listed building, or the Conservation Area within which it located.

The proposal is also in accordance with Saved UDP Policies DC18.1 Conservation Areas and DC19.1 (Listed Buildings)

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

In assessing the merits of a planning application, officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. No issues have been raised in relation to this development.

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

Location Plan showing site edged red.

Site Plan

Design and Access and Statement

Heritage Statement

Method Statement

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to Policy DM1 (Development Management) of the Manchester Core Strategy.

3) No development shall take place unless and until all relevant or required consents, if any, have been granted by the Highway Authority.

Reason - To ensure that the details of the development are satisfactory, pursuant to Policy DM1 (Development Management) of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

London House, 193 Deansgate, Manchester, M3 3NE
Third Floor Right, London House, 193 Deansgate, Manchester, M3 3NE
Second Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
First Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Third Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Fourth Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Royal London House, 196 Deansgate, Manchester, M3 3WF
Fifth Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
198 Deansgate, Manchester, M3 3NE
194 Deansgate, Manchester, M3 3ND

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 - Deansgate Conservation Area 1985
Area Team Boundary - Name: CENTRL