

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134250/JO/2022

Date registered valid: 4 July 2022

Proposal: Variation of condition number 7 (Hours of opening) from planning approval reference 087381/FU/2008/S1 to allow the following opening hours: From 11am to 1am Monday to Friday and 11am to 2am on Saturdays and Sundays

Address: 321 Bishops Corner, Unit 5 , Stretford Road, Manchester, M15 4UW

Ward(s): Hulme Ward

Applicant: Mr Abdul Mohammed Unit 5 , 321 Stretford Road, Manchester, M15 4UW

Agent (if any):

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

Recommendation: Withdrawn Withdrawn

Date of recommendation: 23 August 2022

Application details

Type of application: Variation or Removal of Condition

Development type: Change of use

Date of site visit:

Standard consultations:

Printed: 11 July 2022 Expired: 1 August 2022

Neighbour notifications

Printed: 11 July 2022 Expired: 1 August 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
Greater Manchester Police

3 Clayburn Street, Manchester, M15 5EA
24 Ellis Street, Manchester, M15 5TS
7 Dunham Street, Manchester, M15 5FX
Flat 41, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 12, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 10, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 11, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Hulme District Office, 323 Stretford Road, Manchester, M15 5FY
11 Dunham Street, Manchester, M15 5FX
9 Dunham Street, Manchester, M15 5FX
5 Dunham Street, Manchester, M15 5FX
Unit 1, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Unit 3, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Unit 2, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Unit 4, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
26 Ellis Street, Manchester, M15 5TS
Flat 74, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 61, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 51, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 48, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 43, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 42, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 38, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 33, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 6, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 4, 284 Stretford Road, Manchester, M15 5TQ
30 Ellis Street, Manchester, M15 5TS
Flat 73, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 71, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 36, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 31, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 30, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 27, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 26, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 25, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 17, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 14, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 7, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 1, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 5, 288 Stretford Road, Manchester, M15 5TQ
Flat 2, 288 Stretford Road, Manchester, M15 5TQ
Flat 4, 286 Stretford Road, Manchester, M15 5TQ
Flat 5, 284 Stretford Road, Manchester, M15 5TQ
3 Dunham Street, Manchester, M15 5FX
Flat 78, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 76, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 68, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 53, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW

Flat 47, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 28, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 21, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 2, 286 Stretford Road, Manchester, M15 5TQ
Flat 3, 284 Stretford Road, Manchester, M15 5TQ
Flat 1, 284 Stretford Road, Manchester, M15 5TQ
Flat 52, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 39, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 35, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 22, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 8, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
30 Tomlinson Street, Hulme, Manchester, M15 5FW
26 Tomlinson Street, Hulme, Manchester, M15 5FW
Flat 7, 286 Stretford Road, Manchester, M15 5TQ
Flat 6, 286 Stretford Road, Manchester, M15 5TQ
Flat 3, 286 Stretford Road, Manchester, M15 5TQ
Flat 6, 284 Stretford Road, Manchester, M15 5TQ
Flat 72, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 66, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 65, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 64, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 63, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 62, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 54, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 1, 286 Stretford Road, Manchester, M15 5TQ
Flat 70, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 69, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 40, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 37, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 15, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 7, 288 Stretford Road, Manchester, M15 5TQ
Flat 4, 288 Stretford Road, Manchester, M15 5TQ
Flat 1, 288 Stretford Road, Manchester, M15 5TQ
Flat 79, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 77, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Ascension Church Hulme Rectory, 1 Clayburn Street, Manchester, M15 5EA
1 Dunham Street, Manchester, M15 5FX
28 Ellis Street, Manchester, M15 5TS
Ascension Church Hulme, 282 Stretford Road, Manchester, M15 5TQ
Flat 29, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 32, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 24, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 23, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 20, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 60, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 56, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 67, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 58, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 55, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 59, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 57, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 50, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 44, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 49, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW

Flat 46, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 45, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 19, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 16, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 18, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 3, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 5, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 4, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 9, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 2, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
28 Tomlinson Street, Hulme, Manchester, M15 5FW
32 Tomlinson Street, Hulme, Manchester, M15 5FW
Flat 2, 284 Stretford Road, Manchester, M15 5TQ
Flat 75, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 34, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
24 Tomlinson Street, Hulme, Manchester, M15 5FW
Flat 6, 288 Stretford Road, Manchester, M15 5TQ
Flat 5, 286 Stretford Road, Manchester, M15 5TQ
22 Ellis Street, Manchester, M15 5TS
Flat 8, 288 Stretford Road, Manchester, M15 5TQ
17 Tomlinson Street, Hulme, Manchester, M15 5FW
Flat 3, 288 Stretford Road, Manchester, M15 5TQ
Flat 8, 286 Stretford Road, Manchester, M15 5TQ

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 Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: SOUTH AREA