

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133246/FO/2022

Date registered valid: 17 March 2022

Proposal: Change of use of building create a commercial kitchen/ food takeaway facility (Use Class B2) with external bin store, cycle provision and associated works

Address: 22 Park Street, Manchester, M3 1ET

Ward(s): Cheetham Ward

Applicant: Views (Holdings) Ltd C/o Agent

Agent (if any): Mr Joseph Smith Avison Young Norfolk House, 7 Norfolk Street, Manchester, M2 1DW

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

Recommendation: Withdrawn Withdrawn

Date of recommendation: 28 July 2022

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit:

Standard consultations:

Printed: 30 March 2022 Expired: 20 April 2022

Neighbour notifications

Printed: 30 March 2022 Expired: 20 April 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:

126680/FO/2020

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
MCC Flood Risk Management
Greater Manchester Police

25 Park Street, Manchester, M3 1EU
27 Park Street, Manchester, M3 1EU
3 Cowburn Street, Manchester, M3 1FS
7 Park Street, Manchester, M3 1EU
Basement, 25 Park Street, Manchester, M3 1EU
Second Floor, 7 Park Street, Manchester, M3 1EU
Ground Floor, 3 Cowburn Street, Manchester, M3 1FS
8 - 10 Dutton Street, Manchester, M3 1LE
12 Park Street, Manchester, M3 1ES
29 Park Street, Manchester, M3 1EU
Warehouse 2 Junction Robert Street, Park Street, Manchester, M3 1EU
Edward Holt House, Pimblett Street, Manchester, M3 1FU
CURTIS FARADAY LIMITED, First Floor, 7 Park Street, Manchester, M3 1EU
Ground Floor, 7 Park Street, Manchester, M3 1EU
Basement, 3 Cowburn Street, Manchester, M3 1FS
Warehouse 1 Junction Robert Street, Park Street, Manchester, M3 1EU
5 Cheetham Hill Road, Manchester, M4 4FY
19 Cheetham Hill Road, Manchester, M4 4FY
35 Park Street, Manchester, M3 1EU
27A Park Street, Manchester, M3 1EU
9 - 11 Park Street, Manchester, M3 1EU
First Floor, 3 Cowburn Street, Manchester, M3 1FS
37 Park Street, Manchester, M3 1EU

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
Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: CENTRL