

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133743/FO/2022

Date registered valid: 11 May 2022

Proposal: Elevational alterations to form new entrance and shopfront together with installation of associated ramps

Address: 9-19 St Ann Street, Manchester, M2 7LG

Ward(s): Deansgate Ward

Applicant: Mr Stephen Bourne Signet Jewelers Hunters Road, Birmingham, B19 1DS

Agent (if any): Mr Paul Turner Mansell Associates Ltd Suite D7, Swan House Business Centre, The Park, Market Bosworth, CV13 0LJ

Case officer: Gerry Reilly
Tel: 0161 234 4163
Email: gerry.reilly@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 9 August 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 7 June 2022

Standard consultations:

Printed: 6 June 2022 Expired: 27 June 2022

Neighbour notifications

Printed: 6 June 2022 Expired: 27 June 2022

Site notice

Posted: 7 June 2022 Expired: 28 June 2022

Press advert

Published: 14 June 2022 Expired: 5 July 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order:

The application relates to 9-19 St Ann Street, the host building is adjacent to a number of listed buildings, and lies within the St Ann's Square Conservation Area. The surrounding area is mixed in character, and includes retail, offices, banks, cafes, bars and restaurants.

Planning permission is sought for "Elevational alterations to form new entrance and shopfront together with installation of associated ramps"

Description of area

Description of development

Consultations & Notification Responses

Publicity - The application has been advertised in the Manchester Evening News affecting a Conservation Area and affecting a Listed Building. A site notice was displayed and the occupiers of nearby properties have been notified.

This publicity has not resulted in any responses from the public

Highway Services - The new pedestrian access to the front of the property is acceptable to Highways.

It is understood that the ramp will not be located on the adopted highway, it will sit within the red-line boundary of the site. The existing adopted footway will not be altered as part of the works, this is acceptable to Highways.

The proposed ramp is considered acceptable from a Highways perspective and meets DDA guidelines presented in DFA2.

The canopy will overhang the adopted footway and will therefore require a projection over license. This is obtainable via Contact Manchester 0161 234 5004 and is to be funded at the applicants expense.

Highways have also stated that "Detail should be sought from the applicant in relation to any proposed construction or fitout arrangements, where there is an impact on the highway."

The applicant has stated that "We are not doing any works that would impact the highway."

Environmental Health - do not have any comments for the above application

Issues

The key issues raised by this application relate to the design and appearance of the proposed alterations in relation to the character of the conservation area, together with disabled access.

In terms of the external appearance, the alterations to the front elevation are compatible with the conservation area setting of the building, and the detailing is considered acceptable. The work matches previous alterations to the shopfront carried out under applications 113997/FO/2016 and 101479/AO/2013/C1

The new shop front will continue to provide disabled access, and is thereby considered acceptable.

An application for advertisement consent (ref 133745/AO/2022) has also been received.

Policies

The main issues for consideration relate to the acceptability of the proposed alterations in terms of the impact on the character and appearance of the conservation area. The main policies that relate to this proposal are Manchester Core Strategy policy DM1 (Development Management), UDP policies DC14.1, 14.2 and 14.3 (Shop fronts and related signs), and DC18.1 (Conservation Areas).

The proposed shop front is well designed and its appearance is acceptable and appropriate for the conservation area.

Given this, it is considered that the proposals are acceptable in terms of Manchester Core Strategy policy DM1 (Development Management), and policies DC14.1, 14.2 and 14.3 (Shop

fronts and related signs), and DC18.1 (Conservation Areas) of the Unitary Development Plan for the City of Manchester.

Discussions have taken place with the applicant in a positive and proactive manner to seek resolution of issues arising in relation to dealing with the planning application. Initial concerns have been addressed in a satisfactory manner.

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

The local planning authority has worked with the applicant in a positive and proactive manner when dealing with this planning application. As the proposal is deemed to be acceptable and in compliance with planning policy, no problems have arisen in this case.

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

PROPOSED SHOPFRONT ELEVATION 3470-03-05
SITE LOCATION PLAN

Documents

Inclusive Access and Design statement for Ernest Jones, 9-19 St Ann Street, Manchester.

All of the above drawings and documents received by the City Council as local planning authority on 11th May 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

Highway Services
Environmental Health

22 St Ann Street, Manchester, M2 7LF
7 St Ann Street, Manchester, M2 7LG
18 St Ann Street, Manchester, M2 7LP
Flat 8, Octo, 1 Police Street, Manchester, M2 7LU
Flat 7, Octo, 1 Police Street, Manchester, M2 7LU
Flat 6, Octo, 1 Police Street, Manchester, M2 7LU
Flat 5, Octo, 1 Police Street, Manchester, M2 7LU
Flat 4, Octo, 1 Police Street, Manchester, M2 7LU
Flat 3, Octo, 1 Police Street, Manchester, M2 7LU
Flat 2, Octo, 1 Police Street, Manchester, M2 7LU
Flat 1, Octo, 1 Police Street, Manchester, M2 7LU
Third And Fourth Floor, St Anns House, St Ann's Place, Manchester, M2 7LP
13 St Ann Street, Manchester, M2 7LG
WATT UTILITIES LIMITED, Fifth Floor, St Anns House, St Ann's Place, Manchester, M2 7LP
Ground Floor Unit 1, St Anns House, St Ann's Place, Manchester, M2 7LP
Sub Basement, St Anns House, St Ann's Place, Manchester, M2 7LP
Ground Floor Unit 5, St Anns House, St Ann's Place, Manchester, M2 7LP
St Anns Church, St Ann Street, Manchester, M2 7LF
4 St Anns House, St Ann's Place, Manchester, M2 7LP
3 St Anns House, St Ann's Place, Manchester, M2 7LP
Unit 2, St Anns House, St Ann's Place, Manchester, M2 7LP
DAVID M ROBINSON, 28 St Ann's Square, Manchester, M2 7JB

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 - St Anns Square Conservation Area 1970
Area Team Boundary - Name: CENTRL