

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133682/AOH/2022

Date registered valid: 5 May 2022

Proposal: Flag of Turkey including a flagpole, wall-mounted rectangular plaque and a wall-mounted circular signage

Address: 14 Oxford Court, Manchester, M2 3WQ

Ward(s): Deansgate Ward

Applicant: Turkish Consulate Manchester 14 Oxford Court, Manchester, Manchester, M2 3WQ

Agent (if any): Mr Saghir Hussain Create It Studio Architects Universal Square, Devonshire Street North, Manchester, M12 6JH

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

Recommendation: Approve

Date of recommendation: 29 June 2022

Application details

Type of application: Advertisement Hoardings Consent

Development type: Advertisements

Date of site visit:

Standard consultations:

Printed: 17 May 2022 Expired: 7 June 2022

Neighbour notifications

Printed: 17 May 2022 Expired: 7 June 2022

Site notice

Posted: 18 May 2022 Expired: 8 June 2022

Press advert

Published: 24 May 2022 Expired: 14 June 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

The advertisement consent application site is No. 14 Oxford Court. The property is a three storey terraced property which faces towards Cheptstow Street. Oxford Court is a perimeter block type development with all buildings being of a similar scale and appearance. The buildings are primarily in office use.

The wider area surrounding the site is mixed use in nature reflecting its city centre location. The proposed development has four car parking spaces allocated to it within Oxford Court, and this is intended for staff use. The site benefits from good accessibility and location near to sustainable transport modes. Visitors / users of the consulate will attend via public transport and will be advised on the absence of visitor / user parking via relevant means (website, appointment notifications etc). There are several large car parks available to the public within walking distance.

A planning application for "Change of use from office to consulate" (133681/FO/2022) has also been submitted***. This application is for "Round plaque to be installed over entrance and Rectangular plate to right of entrance".

The round plaque will have a 60cm diameter.

The rectangular plate will be gold coloured metal brass 34x25cm and the brown wooden base/plate will be 36x27cm.

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.

No representations have been received as a result of this publicity.

Highway Services -

FLAG AND FLAGPOLE

The proposed signage complies with carriageway clearance requirements.

WALL MOUNTED PLAQUE:

The proposed plaques comply with headroom and carriageway clearance requirements

WALL MOUNTED CIRCULAR SIGNAGE:

The proposed sign complies with headroom and carriageway clearance requirements.

Issues

The main issues for consideration relate to the impact of the proposals on visual amenity and public safety. The main policies that relate to the proposal are Section 12 (Achieving well-designed places) and Section 16 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework, Policies SP1 (Spatial Principles), EN3 (Heritage), CC9 (Design and Heritage), CC10 (A Place for Everyone), EN1 (Design Principles and Strategic Character Areas) and DM1 (Development Management) of the Adopted Core Strategy for the City of Manchester and saved policy DC14 (Shop fronts and related signs), DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester.

Visual Amenity - The round plaque will have a 60cm diameter and the rectangular plaque will be 4.3x6.3cm. The proposal is considered to be acceptable in terms of visual amenity

Highway Safety - Highways have been consulted on this issue and have stated that they have no adverse comment or objection to this application.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Appropriate conditions have been attached to the approval.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

No advertisement shall be sited or displayed so as to:

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

2) The development hereby approved shall be carried out in accordance with the drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority:

Drawings

Proposed Site Plan drawing number A1431(02)001 revision P2
Proposed Elevation drawing number A1431(02)004 revision P2
Proposed Elevations drawing number A1431(02)005 revision P2
Proposed Ground Floor Plan drawing number A1431(02)002 revision P2
Proposed First & Second Floor Plans drawing number A1431(02)003 revision P2
Location Plan & Existing Site Plan A1431(01)001 revision P1
Detail Elevation drawing number A1431(02)006 revision P2

Documents

Design & Access Statement May 2022
Waste Management Strategy May 2022

All of the above drawings and documents received 5th May 2022

Reason - To ensure that the development is carried out in accordance with the approved plans.
Pursuant to policy DC19 of the Manchester Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

Highway Services

First And Second Floor, 14 Oxford Court, Manchester, M2 3WQ
Ground Floor, 14 Oxford Court, Manchester, M2 3WQ
Cafe Ground Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Basement, 100 Barbirolli Square, Manchester, M2 3WS
Second Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
First Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Ground Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
44 Oxford Street, Manchester, M1 5EJ
Third Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Ground Floor And First Floor, 100 Barbirolli Square, Manchester, M2 3WS
Ground Floor, 100 Barbirolli Square, Manchester, M2 3WS
Fifth Floor To Eighth Floor, 100 Barbirolli Square, Manchester, M2 3WS
Sub Basement, 100 Barbirolli Square, Manchester, M2 3WS
1 Chepstow Street, Manchester, M1 5FW
BANNATYNES HEALTH CLUB, Basement Health Club G.3, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Ground Floor And First Floor, 1 Chepstow Street, Manchester, M1 5FW
Canada House, 3 Chepstow Street, Manchester, M1 5FW
Second Floor And Third Floor, 100 Barbirolli Square, Manchester, M2 3EY
16 Oxford Court, Manchester, M2 3WQ
36 - 38 Oxford Street, Manchester, M1 5EJ
Puma United Kingdom Ltd, Sixth Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Henry Kaye Family Settlement, Fourth Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Fourth Floor, 100 Barbirolli Square, Manchester, M2 3WS
40 - 42 Oxford Street, Manchester, M1 5EJ
Fifth Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
12 Oxford Court, Manchester, M2 3WQ

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
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: CENTRL