

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131731/NMC/2021

Date registered valid: 29 June 2022

Proposal: Non material amendment to planning permission 111682/FO/2016/C2 (as amended by 115425/NMC/2017 and 117082/NMC/2017) to remove condition 5 'signage strategy'

Address: Hyphen, 67-75 Mosley Street, Manchester, M2 3HR

Ward(s): Deansgate Ward

Applicant: Boutlbee Brooks Real Estate, C/o Agent

Agent (if any): Mrs Diane Ellis, Zerum Consult, 4 Jordan Street, Manchester, M15 4PY

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 27 July 2022

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

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: George Street Conservation Area 1985

Tree Preservation Order: Not applicable

Consultations & Notification Responses

n/a

Issues

planning permission 111682/FO/2016/C2 (as amended by 115425/NMC/2017 and 117082/NMC/2017) was subject to the following condition number 5:

Before each of the ground floor commercial units are first brought in to use, full details of a signage design strategy shall be submitted to and approved in writing by the City Council as local planning authority.

Reason: To protect the visual amenity of the area and to ensure the development is carried out in a satisfactory manner pursuant to policy DM1 of the Core Strategy.

Since the granting of the consent, advertisement consent has been sought for various signage around the building:

Fascia sign above the office entrance and projecting box sign close to coffee shop entrance (both on elevation facing Mosley Street) and projecting box sign close to gym entrance (on elevation facing Nicholas Street).131739/AO/2021

The applicant is therefore seeking removal of the condition. In light of the fact advertisement consent has already been sought and approved, together with any future signage requiring consent, the condition can be removed.

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

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

1) The proposed seeks to remove condition 5 'signage strategy'.

2) Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval and condition 5 can be removed subject to any required advertisement applications being sought for any signage at the application site.

Appendix 1 – List of consultees & neighbours notified

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

Conservation Area - George Street Conservation Area 1985

Area Team Boundary - Name: CENTRL