

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134047/FO/2022
Date registered valid: 14 June 2022
Proposal: Elevational alterations including installation of new shopfront
Address: 6 Oldham Road, Manchester, M4 5DB
Ward(s): Ancoats & Beswick Ward

Applicant: Tesco Stores Ltd Shire Park, Kestrel Way, Hertfordshire, Welwyn Garden City , AL7 1GA
Agent (if any): Mr. Daniel Botten Rok Planning 16 Upper Woburn Place, London, WC1H 0AF
Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 18 July 2022

Application details

Type of application: Full Application Consent

Development type: Minor Retail

Date of site visit: 17 June 2022

Standard consultations:

Printed: 16 June 2022 Expired: 7 July 2022

Neighbour notifications

Printed: 16 June 2022 Expired: 7 July 2022

Site notice

Posted: 17 June 2022 Expired: 8 July 2022

Press advert

Published: 22 June 2022 Expired: 13 July 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order: Not applicable

Description of area

This application relates to the ground floor of a property located at 6 Oldham Road. The building is a modern mixed-use building that includes residential apartments and Class E uses. This application relates to the ground floor of the building.

The site is within the Ancoats Conservation Area. The Grade II* Listed Express Building, the Grade II listed Crown and Kettle Public House, the Grade II Listed Former Midland Bank and the Grade II Listed Victoria Square are close to the site.

The Ancoats Conservation Area is a densely developed conservation area that retains much of its Victorian grid iron street pattern which has shaped the siting of many of the buildings which followed. The building subject of this application is one of the few modern buildings within the Ancoats Conservation Area.

The site is within a mixed-use location and is sited on Oldham Road, which is a gateway route into the City Centre from North Manchester.

Other uses in the immediate area include offices, hotels, residential apartments, houses, creative industries, warehouses, shops, bars, live music venues, restaurants and car parking. There are residential properties within 6 Oldham Road.

Description of development

Planning permission is sought for the following works:

A new section of shop front would replace the existing door that is located to the left of the north elevation. The framing would be finished in be finished in Anthracite RAL 7016 to match the existing shop front.

A new aluminium automatic telescopic sliding door would be installed centrally within the north elevation replacing the existing central door. The sliding door would be finished in Anthracite RAL 7016.

Consultations & Notification Responses

Highway Services - Advised that the installation of a new shop front to the front of the building is acceptable from a highway perspective and requested details of any proposed construction or fitout arrangements.

Greater Manchester Police - Advised that any new external fittings (i.e. shutters, windows or doors) should be certified to Secured by Design standards and that any glazing in external doors, ground floor or easily accessible windows should include at least one pane of laminated glass rated as P4A under EN 356.

Publicity - The application was advertised in the local press as affecting a conservation area and affecting the setting of listed buildings. A site notice was displayed on site and letters were sent to surrounding occupiers - No comments have been received.

Issues

The main issues for consideration relate to the acceptability of the proposals in terms of the impact on visual amenity, in particular the impact on the character and appearance of the surrounding conservation area and nearby listed buildings, highway impacts and crime and disorder. The main policies that relate to this proposal are policies EN1 (Design Principles and Strategic Character Areas), EN3 (Heritage), CC9 (Design and Heritage), SP1 (Spatial Principles) and DM1 (Development Management) of the Core Strategy for the City of Manchester and saved policies DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester and Sections 12 (Achieving Well Designed Places) and 16 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework (2018)

Visual Amenity and the Impact on the Historic Environment -

The alterations to the shop front would be seen in context with the Grade II listed Crown and Kettle Public House, the Grade II Listed Former Midland Bank and the Grade II Listed Victoria Square, which are located on Great Ancoats Street, Swan Street and Oldham Road. However, the alterations are minimal and would be designed to match the style and building line of the existing shop front and would be finished in Anthracite RAL 7016 to match the existing frame colour.

For the above reasons it is considered that the works would not cause harm to the Conservation Area or to the above named listed buildings and are therefore consistent with paragraph 196 and 197 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement.

Given the above, the works are considered to be in accordance with Sections 12 and 16 of the National Planning Policy Framework, policies EN3 (Heritage), CC9 (Design and Heritage), EN1 (Design Principles and Strategic Character Areas), SP1 (Spatial Principles) and DM1 (Development Management) of the Core Strategy for the City of Manchester and saved policies E3.3 (Environmental Improvement and Protection), DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester.

Highway Impacts

Highway services have confirmed that the works are acceptable from a highways perspective. The information that they have requested will be applied to the application as informatives.

In view of the above the proposals would be consistent with policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Crime and Disorder

A condition will require the measures recommended by Greater Manchester Police Design for Security to be implemented as part of the proposals.

In view of the above the proposals would be consistent with Section 8 of the NPPF, policies SP1 and DM1 of the Core Strategy for the City of Manchester.

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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance, this has included advice about information required to allow the approval of the application.

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:

The location plan referenced 01_OLDH_01A received by the City Council as local planning authority on 14 June 2022

The drawings referenced:

03_4708_03A
2665 108
02_OLDH_02C_R1
02_OLDH_02D_R1

received by the City Council as local planning authority on 15 July 2022

The letter from Daniel Botten of ROK dated 14th June 2022 received by the City Council as local planning authority on 15 July 2022

The email from Daniel Botten of ROK dated 7th July 2022

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN3, CC9, EN1, SP1 and DM1 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

3) The proposed shop front hereby approved should be coloured Anthracite RAL 7016.

Reason - In the interest of visual amenity pursuant to policies SP1, EN1, EN3 and DM1 of the Manchester Core Strategy (2012).

Informatives

The proposed development shall comply with the following measures for the duration of the occupation of the ground floor property subject of this application:

- o Any external fittings (i.e. windows or doors etc.) should be certified to Secured by Design standards.
- o Any glazing in external doors, ground floor or easily accessible windows should include at least one pane of laminated glass rated as P4A under EN 356.

Informatives

1) The applicant should provide details of any proposed construction or fitout arrangements, where there is an impact on the highway. The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email -highwaylicences@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services

Greater Manchester Police

Apartment 209, 5 Luna Street, Manchester, M4 5LX

Apartment 207, 5 Luna Street, Manchester, M4 5LX

Apartment 201, 5 Luna Street, Manchester, M4 5LX

8 Cable Street, Manchester, M4 5EG

4 Oldham Road, Manchester, M4 5FE

Ground Floor, 9 Great Ancoats Street, Manchester, M4 5AD

5 Luna Street, Manchester, M4 5LX

Flat 514, 6 Oldham Road, Manchester, M4 5DB

Flat 513, 6 Oldham Road, Manchester, M4 5DB

Flat 509, 6 Oldham Road, Manchester, M4 5DB

Flat 412, 6 Oldham Road, Manchester, M4 5DB

Flat 411, 6 Oldham Road, Manchester, M4 5DB

Flat 313, 6 Oldham Road, Manchester, M4 5DB

Flat 5, Connect House, 1 Henry Street, Manchester, M4 5DA

Flat 14, Connect House, 1 Henry Street, Manchester, M4 5DA

Apartment 302, 5 Luna Street, Manchester, M4 5LX

Apartment 206, 5 Luna Street, Manchester, M4 5LX

Apartment 203, 5 Luna Street, Manchester, M4 5LX

Flat 41, Connect House, 1 Henry Street, Manchester, M4 5DA

Flat 13, Connect House, 1 Henry Street, Manchester, M4 5DA

Flat 10, Connect House, 1 Henry Street, Manchester, M4 5DA

Basement, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AE

Fourth Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AZ

CLOUDY LIMITED, First Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AE

Flat 510, 6 Oldham Road, Manchester, M4 5DB

Flat 505, 6 Oldham Road, Manchester, M4 5DB

Flat 502, 6 Oldham Road, Manchester, M4 5DB

Flat 310, 6 Oldham Road, Manchester, M4 5DB

Flat 306, 6 Oldham Road, Manchester, M4 5DB

Flat 302, 6 Oldham Road, Manchester, M4 5DB

Flat 301, 6 Oldham Road, Manchester, M4 5DB

Flat 211, 6 Oldham Road, Manchester, M4 5DB

Flat 206, 6 Oldham Road, Manchester, M4 5DB

Flat 201, 6 Oldham Road, Manchester, M4 5DB

Flat 37, Connect House, 1 Henry Street, Manchester, M4 5DA

Flat 28, Connect House, 1 Henry Street, Manchester, M4 5DA

Flat 17, Connect House, 1 Henry Street, Manchester, M4 5DA

Apartment 307, 5 Luna Street, Manchester, M4 5LX

Flat 45, Connect House, 1 Henry Street, Manchester, M4 5DA

Flat 36, Connect House, 1 Henry Street, Manchester, M4 5DA

Flat 33, Connect House, 1 Henry Street, Manchester, M4 5DA

Flat 29, Connect House, 1 Henry Street, Manchester, M4 5DA

Flat 20, Connect House, 1 Henry Street, Manchester, M4 5DA

Flat 11, Connect House, 1 Henry Street, Manchester, M4 5DA

Unit B, 6 Oldham Road, Manchester, M4 5DE

Third Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AE

Flat 511, 6 Oldham Road, Manchester, M4 5DB

Flat 508, 6 Oldham Road, Manchester, M4 5DB

Flat 504, 6 Oldham Road, Manchester, M4 5DB

Flat 501, 6 Oldham Road, Manchester, M4 5DB
Flat 404, 6 Oldham Road, Manchester, M4 5DB
Flat 207, 6 Oldham Road, Manchester, M4 5DB
Flat 205, 6 Oldham Road, Manchester, M4 5DB
Flat 26, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 21, Connect House, 1 Henry Street, Manchester, M4 5DA
Apartment 308, 5 Luna Street, Manchester, M4 5LX
Apartment 214, 5 Luna Street, Manchester, M4 5LX
Apartment 205, 5 Luna Street, Manchester, M4 5LX
Flat 9, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 43, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 24, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 507, 6 Oldham Road, Manchester, M4 5DB
Flat 413, 6 Oldham Road, Manchester, M4 5DB
Flat 410, 6 Oldham Road, Manchester, M4 5DB
Flat 408, 6 Oldham Road, Manchester, M4 5DB
Flat 407, 6 Oldham Road, Manchester, M4 5DB
Flat 401, 6 Oldham Road, Manchester, M4 5DB
Flat 311, 6 Oldham Road, Manchester, M4 5DB
Flat 203, 6 Oldham Road, Manchester, M4 5DB
Flat 30, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 19, Connect House, 1 Henry Street, Manchester, M4 5DA
Apartment 213, 5 Luna Street, Manchester, M4 5LX
Flat 6, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 40, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 409, 6 Oldham Road, Manchester, M4 5DB
Flat 406, 6 Oldham Road, Manchester, M4 5DB
Flat 309, 6 Oldham Road, Manchester, M4 5DB
Flat 303, 6 Oldham Road, Manchester, M4 5DB
Flat 214, 6 Oldham Road, Manchester, M4 5DB
Flat 209, 6 Oldham Road, Manchester, M4 5DB
Flat 208, 6 Oldham Road, Manchester, M4 5DB
Flat 44, Connect House, 1 Henry Street, Manchester, M4 5DA
Apartment 305, 5 Luna Street, Manchester, M4 5LX
Apartment 303, 5 Luna Street, Manchester, M4 5LX
Flat 38, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 27, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 1, Connect House, 1 Henry Street, Manchester, M4 5DA
Ground Floor, 6 Oldham Road, Manchester, M4 5DE
Second Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AE
Flat 312, 6 Oldham Road, Manchester, M4 5DB
Flat 308, 6 Oldham Road, Manchester, M4 5DB
Flat 204, 6 Oldham Road, Manchester, M4 5DB
Flat 35, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 32, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 23, Connect House, 1 Henry Street, Manchester, M4 5DA
Apartment 211, 5 Luna Street, Manchester, M4 5LX
Apartment 202, 5 Luna Street, Manchester, M4 5LX
Flat 34, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 506, 6 Oldham Road, Manchester, M4 5DB
Flat 503, 6 Oldham Road, Manchester, M4 5DB
Flat 405, 6 Oldham Road, Manchester, M4 5DB
Flat 307, 6 Oldham Road, Manchester, M4 5DB
Flat 304, 6 Oldham Road, Manchester, M4 5DB

Flat 213, 6 Oldham Road, Manchester, M4 5DB
Flat 7, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 42, Connect House, 1 Henry Street, Manchester, M4 5DA
Apartment 208, 5 Luna Street, Manchester, M4 5LX
Flat 8, Connect House, 1 Henry Street, Manchester, M4 5DA
Unit A, 6 Oldham Road, Manchester, M4 5DE
Flat 31, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 16, Connect House, 1 Henry Street, Manchester, M4 5DA
Unit C, 6 Oldham Road, Manchester, M4 5DB
Basement And Ground Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AE
Flat 512, 6 Oldham Road, Manchester, M4 5DB
Flat 403, 6 Oldham Road, Manchester, M4 5DB
Flat 402, 6 Oldham Road, Manchester, M4 5DB
Flat 314, 6 Oldham Road, Manchester, M4 5DB
Flat 305, 6 Oldham Road, Manchester, M4 5DB
Flat 212, 6 Oldham Road, Manchester, M4 5DB
Flat 210, 6 Oldham Road, Manchester, M4 5DB
Flat 202, 6 Oldham Road, Manchester, M4 5DB
Flat 4, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 12, Connect House, 1 Henry Street, Manchester, M4 5DA
Apartment 210, 5 Luna Street, Manchester, M4 5LX
Flat 414, 6 Oldham Road, Manchester, M4 5DB
Flat 46, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 39, Connect House, 1 Henry Street, Manchester, M4 5DA
Serviced Apartment 3, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 25, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 22, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 2, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 18, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 15, Connect House, 1 Henry Street, Manchester, M4 5DA
9 Great Ancoats Street, Manchester, M4 5AD
Crown And Kettle, 2 Oldham Road, Manchester, M4 5FE
CLOSE MALE GROOMING LTD, Part Ground Floor, Virginia House, 7 Great Ancoats Street,
Manchester, M4 5AZ
First Floor, 6 Oldham Road, Manchester, M4 5DE
Apartment 306, 5 Luna Street, Manchester, M4 5LX
Apartment 304, 5 Luna Street, Manchester, M4 5LX
Apartment 212, 5 Luna Street, Manchester, M4 5LX
Apartment 301, 5 Luna Street, Manchester, M4 5LX
Apartment 204, 5 Luna Street, Manchester, M4 5LX

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - City Centre PD Restriction - Class B1(c) 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 - Ancoats Conservation Area 1989
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRL

