

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133603/FO/2022

Date registered valid: 25 April 2022

Proposal: Elevational alterations and internal reconfiguration in association with change of use of first and second floors from office space to 6 x 1-bedroom self-contained apartments, installation of new and replacement windows and provision of additional external staircase and handrail to the basement from the rear yard.

Address: 29 Ardwick Green North, Manchester, M12 6DL

Ward(s): Ardwick Ward

Applicant: Mohammed Islam Knightbridge Properties 128 Dickenson Road, Manchester, M14 5HT

Agent (if any): Adrienne Lok 29 Ardwick Green North, Manchester, M12 6DL

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Withdrawn

Date of recommendation: 20 June 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 6 May 2022 Expired: 27 May 2022

Neighbour notifications

Printed: 6 May 2022 Expired: 27 May 2022

Site notice

Posted: 13 May 2022 Expired: 3 June 2022

Press advert

Published: 10 May 2022 Expired: 31 May 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area:

Tree Preservation Order:

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

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
Greater Manchester Police
Greater Manchester Ecology Unit

31 Ardwick Green North, Manchester, M12 6HE
Basement, 27 Ardwick Green North, Manchester, M12 6FZ
Ground Floor, 27 Manor Street, Manchester, M12 6HE
Rear Ground Floor, 27 Ardwick Green North, Manchester, M12 6FZ
First Floor, 17 - 19 Manor Street, Manchester, M12 6HE
Ground Floor, 17 - 19 Manor Street, Manchester, M12 6HE
Graphite House, Paddock Street, Manchester, M12 6HT
Top Flat, 27 Manor Street, Manchester, M12 6HE
29A Ardwick Green North, Manchester, M12 6DL
27 Ardwick Green North, Manchester, M12 6DL
Margaret House, 23 Manor Street, Manchester, M12 6HE
Second Floor, 27 Ardwick Green North, Manchester, M12 6FZ
First Floor, 27 Ardwick Green North, Manchester, M12 6FZ
25 Manor Street, Manchester, M12 6HE
17 Manor Street, Manchester, M12 6HE
27 Manor Street, Manchester, M12 6HE
Ground Floor, 27 Ardwick Green North, Manchester, M12 6FZ
Victoria House, 21 Manor Street, Manchester, M12 6HE

Appendix 2 – Planning constraints

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH2