

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133681/FO/2022

Date registered valid: 5 May 2022

Proposal: Change of use from office to the Turkish consulate and the installation
2no. signage plaques, a flagpole and CCTV, ,

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: Full Application Consent

Development type: Minor Other

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 planning application relates to No. 14 Oxford Court. The property is a three storey terraced property which faces towards Chepstow 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 carparks available to the public within walking distance.

The site is located within Flood Zone 1 and at low risk of flooding. The site is not located within a conservation area.

The proposed development is for a change of use from the premises from office use to a consulate (a sui generis use). In many respects the proposed use is the same as an office although there are some subtle differences and planning case law would point to consulates being a sui generis use.

No new floor area is proposed, nor are any alterations proposed to external elevations save for the erection of a flag pole to the front elevation reflect the building's proposed use as a consulate.

The property is presently vacant.

Description of area

Description of development

Consultations & Notification Responses

Publicity - The applications has been advertised in the Manchester Evening News as 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 because of this publicity.

Highway Services - TRIP GENERATION AND JUNCTION CAPACITY:

In comparison to the former use, the level of trips generated is not anticipated to be dissimilar and as such no highways concerns are expected.

SITE ACCESSIBILITY:

The site is well accessed by sustainable modes. Regular bus services are routed along Chepstow Street and provide connections to Flixton, The Trafford Centre, Worsley, Partington, Shudehill and Piccadilly Gardens. Further bus stops are available on Oxford Street and provide connections to Albert Square and Manchester City Centre.

The closest Metrolink facility is located at St. Peters Square and provides connections to Shaw & Crompton, Rochdale Town Centre, Altrincham, Manchester Airport, Altrincham, Eccles, Bury and East Didsbury.

PARKING AND ACCESS:

There are 4 existing car parking spaces located within the site's curtilage and these will be utilised.

Regarding the dimension of these spaces, these should all accord with MCC's standard minimum requirement. It is recommended that standard parking bay dimensions be a minimum of 2.4m x 4.8m and disabled parking bay dimensions a minimum of 3.6m x 6.0m.

This should also include a 6-metre aisle width to allow vehicles to safely manoeuvre within the car park with formal demarcation of all spaces.

Vehicular access to the site is gained from Bishopsgate via a gated access. It is noted that an existing vehicular crossover is present in this location in order to facilitate this access.

CYCLE PARKING:

In line with MCC recommendations, secure and sheltered cycle parking provision should be made, within the curtilage of the site, for the accommodation of staff/ visitor cycles. Two secure cycle spaces will be in place in the form of a floor mounted bike stand on the ground floor of the property. This arrangement is acceptable to Highways.

REFUSE AND SERVICING:

Private waste disposal will be in place at the property. Waste will be collected from the property and left at the collection point. The caretaker of the consulate and security personnel will collect the waste and store it in the security room in preparation for collection. A confidential waste collection service will also be in place. This is considered to be appropriate in ensuring no obstruction on the adjacent highway.

CONSTRUCTION MANAGEMENT:

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Environmental Health - HOURS1

The premises shall not be open outside the following hours unless otherwise agreed in writing by the City Council as local planning authority:-

As applied for: Monday to Friday 08:00 to 18:00

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation.

HOURS2

Deliveries, servicing, and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation.

REF

The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health.

* The Waste Management Strategy submitted with the application is acceptable.

Information for Developers guidance documents can be downloaded using the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

Greater Manchester Police - have made recommendations relating to physical security, windows, alarms, access control, lighting, CCTV, other and Management & Maintenance.

Issues

The main issues to consider with regards this application are, amenity, highways, security, access:***

Amenity -

Environmental Health have been consulted on this issue and has recommended that conditions are attached to control:

premises opening hours deliveries to commercial premises and refuse.

Conditions to control the above have been attached to this permission

Highways - have made comments relating to TRIP GENERATION AND JUNCTION CAPACITY, SITE ACCESSIBILITY, PARKING AND ACCESS, CYCLE PARKING, REFUSE AND SERVICING and CONSTRUCTION MANAGEMENT:

Highways have confirmed that they accept the cycle parking proposed which will consist of two secure cycle spaces that will be in place in the form of a floor mounted bike stand on the ground floor of the property

With regard to car parking and access there are 4 existing car parking spaces located within the site's curtilage and these will be utilised.

The applicant has said on their previous application The existing car park does not allow for a 6m depth for disabled parking space as it sticks out.

Security -

Greater Manchester Police - have made recommendations relating to physical security, windows, alarms, access control, lighting, CCTV, other and Management & Maintenance.

These recommendations have been attached to this permission as informatives

Access - The applicant has given assurances that the building will be designed to meet Part M of building regulations and every effort will be made to accommodate wheelchair users and people with visual impairment.

As a point of reference, the same applicant recently gained planning approval for the same proposal at No.6 Oxford Court, which did not have level access. As part of the previous application, they proposed a special phone line for disabled visitors and the option to visit them at their homes to avoid having to travel to the consulate. They have attached the letter which explains in more detail and this process will be applicable to this planning 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

In assessing the merits of an application for planning permission 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 case assistance was provided to the applicant in regard to dealing with the issue of providing Consulate services to people who are mobility impaired.

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 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 Drawing Number A1431(01)001 Revision P1
Proposed Bike Store drawing number A1431(02)007 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.

The email from Saghir Hussain received 28/06/2022

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.

3) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation.

4) The approved scheme for the storage and disposal of refuse shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health

Informatives

1) All external doors (single and double leaf) must be compliant with and certified to BS PAS 24:2016, STS02, or LPS 1175 SR2. It is crucial that the door ironmongery to any escape-only doors is permitted under the security certification of the product. All escape-only doors should be alarmed (audible upon opening) and designed without visible external ironmongery.

A robust access control system should be employed, operable by staff swipe card or fob (rather than numeric key pads) preventing unauthorised access to staff-only areas. The doors/frames to internal offices/stores should be robust/solid-core (minimum 44mm thick) and capable of being secured when unoccupied. There should be a secure area to allow staff to store their belongings while at work.

Any cash office should have solid masonry walls, no adjacent false/suspended ceilings and a security-certified door-set (see above). A time-delay safe, certified to LPS 1183, is advised and there should be a secure area for the storage of car keys. Staff should only be allowed access to areas required for their work. Keys/passes should only be carried if required for duties and should be accounted for at all times.

2) All windows, where possible, should be certificated to BS PAS 24:2016 or BS 7950. All other window designs/dimensions should take account of the requirements of the above standards, as certified products can carry dimensional restrictions.

Any ground floor and easily accessible opening lights (escape requirements permitting) should be key-lockable, and have fixed/lockable opening restrictors (not releasable from the outside) limited to 100mm.

Any curtain walling panels should include laminated glazing and should be securely fixed directly to the floor slabs where possible, rather than to perimeter columns.

3) It is strongly recommended that a monitored alarm system is provided, with a response facility (be that an alert to the key holder, or to a security patrol team). Contacts should be provided on all external doors and PIR detectors should cover all rooms.

4) Access control systems should be operable by swipe card or fob, and not numeric key pads. The following doors should operate on access control:

- O Staff only external doors
- O Doors into areas restricted to staff
- O Storage rooms

5) External lighting must be provided to pedestrian routes within the site in accordance with BS 5489.

Dusk 'til dawn lights, operated by photoelectric cell/daylight sensor, should be installed to all external doors.

Fittings should produce 'white' light, as opposed to yellow/orange light. Metal halide (or bulbs with a comparable output) should be used, as these offer superior colour rendition over alternatives such as high and low pressure sodium bulbs. Lighting fixtures must not be positioned to provide climbing aids over boundary treatments. Electrical and architectural layouts should be developed together to avoid this.

6) Any CCTV system that may be used within this proposal will require certain specifications and intelligent placement of cameras to compliment the design of the development. Designers should consider the following points when planning a CCTV strategy:

CCTV systems (and lighting that support them) require regular cleaning and maintenance to remain effective.

Where necessary cameras that are vulnerable to damage should be protected from attack either by relocation to a higher level and using a bigger lens to achieve the view required or through the fitting of a vandal resistant housing.

With regards to the retention of footage, the police prefer quality over quantity. The overall retention period should be dictated by what the system is designed to achieve, though it would be better to have good quality images over a 14-day period than poor ones over a 30-day period.

Procedures for recovery of recordings are recommended to be established (e.g. trained staff / the CCTV system instruction manual to be readily available). This is to ensure that the images produced will be of an acceptable standard that will allow for identification of an individual which will stand up to scrutiny in court.

O Acceptable Standard - this generally requires a resolution of 720x576 pixels at a real time frame rate of 25 frames per second. (N.B. Both the camera and DVR must be capable of this - if the camera will only send low resolution images then it does not matter how high the resolution of the recording unit is).

O Identification - One of three levels of field of view. To identify an individual, the image must capture no less than 120% of the field of view (at least from the top of the individuals head to their knees). The remaining two levels of field of view are 'Overview' and 'Recognition', which whilst effective for observational purposes, are less likely to result in the identification of a person/offender.

The intelligent placement of cameras helps to provide clear facial identification of individuals. Suitable locations would be: Main entrances, gates, vehicle parking area, sales counters and lobbies.

q In addition to the above, it is highly recommended that any CCTV system has the option of voice alerts (either pre-programmed or live from a monitoring station) to warn any intruders that their actions are being recorded

7) Adequate signage should be deployed in all areas not only to direct people throughout the building, but also to deter unauthorised access to certain areas.

Any bin stores should be secure, lockable, and fire resistant enclosures. A strategy should be defined to ensure waste collection can take place whilst retaining a secure development.

Any externally-mounted rainwater pipes should be square in profile and fixed back to the building fabric to prevent climbing to upper floor windows.

Any bollards intended to protect glazed elevations and doors from ram-raid type attacks should use be certified to LPS 1246 or BS PAS 68.

Places that may be vulnerable to graffiti such as expanses of wall and doors should be formed of graffiti-resistant materials or have a protective coating applied at the outset in order to facilitate rapid removal (e.g. 'easy on' - see www.urbanhygiene.com for details).

8) There should be a comprehensive security regime in place for the day-to-day running of the site. There should be regular reviews/exercises to ensure that it remains accurate, workable

and up-to-date. All staff should understand and accept the need for security measures and it should be made easy for people to raise concerns or report observations.

Any high value equipment (e.g. computers, tools, plant/equipment etc.) should be properly marked and securely fixed or stored to deter damage/theft. An accurate record should be maintained which logs all such items.

The upkeep of a development over its lifetime can be crucial to the level of security and safety within. Aspects of a development, which are left to deteriorate, have the potential to attract further crime - a process known as 'the broken window theory'. A maintenance plan should be drawn up to address issues such as:

- O Litter / graffiti removal

- O Regular inspection, servicing and repair of security features (lighting, signage, access controls, fencing and gates, alarms, CCTV).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

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