

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133089/LO/2022

Date registered valid: 29 April 2022

Proposal: Listed Building Consent for creation of a new public bar space by installing a new bar and partially removing a non-loading bearing wall. , 2no. sets of double access doors.

Address: Apollo Theatre, Stockport Road, Manchester, M12 6AP

Ward(s): Ardwick Ward

Applicant: Forshaw Academy Music Group Apollo , Stockport Road, Manchester, M12 6AP

Agent (if any): Neville Fuller Blik Design 25 South Street, Wooldale, Holmfirth, HD9 1QH

Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: Withdrawn

Date of recommendation: 24 June 2022

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 6 May 2022 Expired: 27 May 2022

Site notice

Posted: Expired:

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:

Withdrawn by email dated 24 June 2022.

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

Appendix 1 – List of consultees & neighbours notified

Rear Of, 16 Dolphin Street, Manchester, M12 6BG
3 - 9 Hyde Road, Manchester, M12 6BQ
Flat 6, 10 Polygon Street, Manchester, M13 9SG
Flat 9, 10 Polygon Street, Manchester, M13 9SG
Apollo Theatre, 1 Stockport Road, Manchester, M12 6BW
Flat 7, 10 Polygon Street, Manchester, M13 9SG
Flat 17, 10 Polygon Street, Manchester, M13 9SG
Third Floor, 16 Dolphin Street, Manchester, M12 6BG
Flat 4, 10 Polygon Street, Manchester, M13 9SG
Flat 13, 10 Polygon Street, Manchester, M13 9SG
Flat 18, 10 Polygon Street, Manchester, M13 9SG
Panache Motor Co, 14 Hyde Road, Manchester, M12 6BW
Apollo Ballroom, Hyde Road, Manchester, M12 6BW
Basement, 16 Dolphin Street, Manchester, M12 6BG
First Floor, 16 Dolphin Street, Manchester, M12 6BG
Ground Floor, 16 Dolphin Street, Manchester, M12 6BG
4 Polygon Street, Manchester, M13 9SG
6 Polygon Street, Manchester, M13 9SG
2 Polygon Street, Manchester, M13 9SG
8 Polygon Street, Manchester, M13 9SG
14 Hyde Road, Manchester, M12 6BW
The Apsley Cottage, Apsley Grove, Manchester, M12 6AW
Flat 1, 10 Polygon Street, Manchester, M13 9SG
Flat 3, 10 Polygon Street, Manchester, M13 9SG
Flat 5, 10 Polygon Street, Manchester, M13 9SG
Flat 14, 10 Polygon Street, Manchester, M13 9SG
Flat 2, 10 Polygon Street, Manchester, M13 9SG
Flat 11, 10 Polygon Street, Manchester, M13 9SG
Flat 8, 10 Polygon Street, Manchester, M13 9SG
Flat 12, 10 Polygon Street, Manchester, M13 9SG
Flat 15, 10 Polygon Street, Manchester, M13 9SG
Flat 16, 10 Polygon Street, Manchester, M13 9SG
Flat 10, 10 Polygon Street, Manchester, M13 9SG
Flat At, The Apsley Cottage, Apsley Grove, Manchester, M12 6AW

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - North Manchester PD Restriction - Class B1(c) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH