

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134339/NMC/2022
Date registered valid: 14 July 2022
Proposal: Non Material Amendment to application ref no 108963/FO/2015/C1 to increase to number of car parking spaces from 10 to 13.
Address: 8 First Street, Manchester, M15 4RP
Ward(s): Deansgate Ward

Applicant: AP No 8 Limited Acre House, 11/15 William Road, London, NW1 3ER
Agent (if any): Mr Jack Karagoz DHA Planning Ltd The Pinnacle, Station Way, Crawley, RH10 1JH
Case officer: Angela Leckie
Tel: 0161 234 4651
Email: angela.leckie@manchester.gov.uk
Recommendation: Refuse
Date of recommendation: 26 July 2022

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: N/A

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: Not applicable

Tree Preservation Order: Not applicable

Consultations & Notification Responses

None

Issues

The development has been completed or a number of years. Provisions under s96A of the Town and Country Planning Act are not applicable to planning permissions where the development has been completed and therefore the application for a non material amendment is being refused.

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: Refuse

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

1) The proposed amendment would increase the number of car parking spaces within the development from 10 to 13

2) The development has been completed or a number of years. Provisions under s96A of the Town and Country Planning Act are not applicable to planning permissions where the development has been completed.

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

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRAL