

Planning

Growth & Development

Delegated officer report for planning application

Application no.	132729/FO/2022
Date registered valid:	8 April 2022
Proposal:	Erection of an additional storey, above existing building, with 3 storey side extension to form a 3-storey building including retention of an existing community centre and formation of 15 student bedsits and ancillary facilities with retained car parking
Address:	9 Dolphin Street, Manchester, M12 6BG
Ward(s):	Ardwick Ward
Applicant:	Mr Osman Kocak UK Turkish Islamic Cultural Centre 9 Dolphin Street, Manchester, M12 6BG
Agent (if any):	Simon Plowman Plan:8 Town Planning Ltd G7 44 Europa Business Park, Stockport, SK3 0XA
Case officer:	Sue Wills Tel: 0161 234 4524 Email: sue.wills@manchester.gov.uk
Recommendation:	Withdrawn
Date of recommendation:	29 June 2022

Application details

Type of application: Full Application Consent

Development type: Smallscale Major Dwellings

Date of site visit:

Standard consultations:

Printed: 14 April 2022 Expired: 5 May 2022

Neighbour notifications

Printed: 14 April 2022 Expired: 5 May 2022

Site notice

Posted: 21 April 2022 Expired: 12 May 2022

Press advert

Published: 26 April 2022 Expired: 17 May 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

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
MCC Flood Risk Management
Greater Manchester Police
Greater Manchester Ecology Unit
United Utilities Water PLC

23 Hyde Road, Manchester, M12 6BW
3 - 9 Hyde Road, Manchester, M12 6BQ
Selimiye Community Centre, 7 Dolphin Street, Manchester, M12 6BG
First Floor Venue Knitting Unit 10, 9 Dolphin Street, Manchester, M12 6BG
1 The Old Stables Rear Of 23, Hyde Road, Manchester, M12 6BQ
4A Higher Ardwick, Manchester, M12 6BZ
4 Higher Ardwick, Manchester, M12 6BZ
Flat 8, Fenton House, 2 Higher Ardwick, Manchester, M12 6BZ
Flat 7, Fenton House, 2 Higher Ardwick, Manchester, M12 6BZ
Flat 1, Fenton House, 2 Higher Ardwick, Manchester, M12 6BZ
Ardwick Hall, Hyde Road, Manchester, M12 6BQ
The Old Stables Rear Of 23, Hyde Road, Manchester, M12 6BQ
Second Floor, 16 Dolphin Street, Manchester, M12 6BG
Second Floor Unit 12, 9 - 11 Dolphin Street, Manchester, M12 6BG
Ground Floor Unit 3, 9 - 11 Dolphin Street, Manchester, M12 6BG
Ground Floor, 9 - 11 Dolphin Street, Manchester, M12 6BG
TNA KNITWEAR LTD, First Floor Unit 11, 9 - 11 Dolphin Street, Manchester, M12 6BG
Second Floor Unit 11, 9 - 11 Dolphin Street, Manchester, M12 6BG
Ground Floor Unit 2, 9 - 11 Dolphin Street, Manchester, M12 6BG
9 - 11 Dolphin Street, Manchester, M12 6BG
Third Floor, 9 - 11 Dolphin Street, Manchester, M12 6BG
Ground Floor Fashioncraft Ltd Unit 1, 9 - 11 Dolphin Street, Manchester, M12 6BG
13 Dolphin Street, Manchester, M12 6BG
Dar Al Islamic Foundation, 2A Higher Ardwick, Manchester, M12 6BZ
First Floor Unit 9 Mia Fashions, 9 - 11 Dolphin Street, Manchester, M12 6BG
Flat 6, Fenton House, 2 Higher Ardwick, Manchester, M12 6BZ
Flat 5, Fenton House, 2 Higher Ardwick, Manchester, M12 6BZ
Flat 4, Fenton House, 2 Higher Ardwick, Manchester, M12 6BZ
Flat 3, Fenton House, 2 Higher Ardwick, Manchester, M12 6BZ
Flat 2, Fenton House, 2 Higher Ardwick, Manchester, M12 6BZ
17 Dolphin Street, Manchester, M12 6BG
Basement, 16 Dolphin Street, Manchester, M12 6BG
Ground Floor, 16 Dolphin Street, Manchester, M12 6BG
First Floor, 16 Dolphin Street, Manchester, M12 6BG
Third Floor, 16 Dolphin Street, Manchester, M12 6BG
DJ Suites 1 Kensington, 4 Harkness Street, Manchester, M12 6BT
18 Harkness Street, Manchester, M12 6BT
18C Harkness Street, Manchester, M12 6BT
27 Higher Ardwick, Manchester, M12 6DB
21 Higher Ardwick, Manchester, M12 6DB
15 Higher Ardwick, Manchester, M12 6DB
7 Higher Ardwick, Manchester, M12 6DB
89 Ardwick Green North, Manchester, M12 6FX
83 Ardwick Green North, Manchester, M12 6FX
14 St Gregory's Road, Manchester, M12 6FT

8 St Gregory's Road, Manchester, M12 6FT
1 St Gregory's Road, Manchester, M12 6FT
Rear Of, 16 Dolphin Street, Manchester, M12 6BG
29 Higher Ardwick, Manchester, M12 6DB
25 Higher Ardwick, Manchester, M12 6DB
23 Higher Ardwick, Manchester, M12 6DB
19 Higher Ardwick, Manchester, M12 6DB
17 Higher Ardwick, Manchester, M12 6DB
11 Higher Ardwick, Manchester, M12 6DB
9 Higher Ardwick, Manchester, M12 6DB
5 Higher Ardwick, Manchester, M12 6DB
3 Higher Ardwick, Manchester, M12 6DB
87 Ardwick Green North, Manchester, M12 6FX
85 Ardwick Green North, Manchester, M12 6FX
81 Ardwick Green North, Manchester, M12 6FX
79 Ardwick Green North, Manchester, M12 6FX
16 St Gregory's Road, Manchester, M12 6FT
12 St Gregory's Road, Manchester, M12 6FT
2 St Gregory's Road, Manchester, M12 6FT
10 St Gregory's Road, Manchester, M12 6FT
6 St Gregory's Road, Manchester, M12 6FT
4 St Gregory's Road, Manchester, M12 6FT
10 - 12 Harkness Street, Manchester, M12 6BT
18B Harkness Street, Manchester, M12 6BT

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