

MANCHESTER CITY COUNCIL

PLANNING AND HIGHWAYS

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

**on planning applications to be considered by
the Planning and Highways Committee**

at its meeting on 15 December 2022

This document contains a summary of any objections or other relevant representations received since the preparation of the published agenda. Where possible, it will also contain the Director of Planning, Building Control & Licensing's own brief comment.

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 15 December 2022

Item No. 5

Application Number 135281/FO/2022

Ward Whalley Range
Ward

Description and Address

Retention of 3 bedroom single storey dwelling house (Class C3)

32 Montcliffe Crescent, Manchester, M16 8GR

1. Director of Planning

Clarifications and corrections are required to the printed report.

Within the section ‘Other Legislative requirements’ the report should read as follows:

S149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

The recommendation of the Director of Planning remains to **REFUSE** the application.

**APPENDIX TO AGENDA
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Planning and Highways Committee 15 December 2022

Item No. 6

Application Number 134603/FO/2022

Ward Withington Ward

Description and Address

Erection of three storey building to provide 24 apartments following demolition of existing buildings including creation of a new vehicular access from Francis Road, parking provision, landscaping and associated works

Pellowe House, Francis Road, Manchester, M20 9XP

1. Applicant

The applicant submitted a schedule of the proposed minor alterations to the wording of conditions.

2. Director of Planning

The original report should have contained the following paragraph:

S149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

The recommendation of the Director of Planning is to **APPROVE**

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 15 December 2022

Item No. 7

Application Number 134791/FO/2022

Ward Deansgate Ward

Description and Address

Creation of an Adult Gaming Centre (Sui Generis)

67 Deansgate, Manchester, M3 2BW

1. Applicant's Comments

Agents were instructed when Café Nero left the property in March 2020. The property was put on the market at a rent of £80,000 per annum, which was in line with previous deals in the area. This was a reduction from the previous rent. Marketing details were uploaded to commercial property listing websites, a 'mailshot' sent details to other property advisors and occupiers and a marketing board was erected.

The decline of the retail market, the COVID 19 pandemic and the closure of Deansgate meant that interest was extremely limited. Vacancy rates have risen significantly on Deansgate over the years which reflect this.

During the marketing period there was interest from a couple of take away occupiers, but no formal offers were forthcoming. Merkur Slots have agreed a long-term let. The rent was reduced considerably, and a substantial incentive package was offered to ensure the deal could progress.

Traditional retail locations are now having to provide a varied offer with more leisure and non-traditional A1 occupiers entering the market. This approach is critical to ensure vacancy rates don't decimate Towns and Cities.

2. Director of Planning

The recommendation remains to **REFUSE** the application.