

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132336/NMC/2021

Date registered valid: 26 November 2021

Proposal: Non Material Change to planning permission 125018/FO/2019 to allow alterations to landscaping, including tree retention and replanting

Address: Base, Greenheys Lane, Manchester, M15 6LR

Ward(s): Hulme Ward

Applicant: Bruntwood, SciTech Limited C/o Agent

Agent (if any): Ms Jennifer Chatfield, Deloitte LLP, Corporation Building, Hanover Street, Manchester, M4 4AH

Case officer: Jennifer Connor
Tel: 0161 234 4545
Email: jennifer.connor@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 14.01.2022

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Standard consultations:

Printed: 1 December 2021 Expired: 22 December 2021

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/area

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

Non Material Change to planning permission 125018/FO/2019 to allow alterations to landscaping, including tree retention and replanting.

Consultations & Notification Responses

Arboricultural Section – No comment received

Flood Risk Management – No comment as it would have minimal/null impact on the approved drainage strategy associated with 125018/FO/2019.

Greater Manchester Ecological Unit – No comment received

Issues

The agent states in their covering letter that at the time of the original planning submission, the strategy for cleaning and maintaining the building via cherry picker had not been tested for tracking with a specific vehicle type. As the cleaning and maintenance Strategy was developed by Bridge Architects, the proposed vehicle was confirmed as the 'Nifty lift HR28 4x4'. The intent was that the Mechanical Elevated Work Platform (MEWP) would travel along the building face, retaining the existing trees by incorporating a retaining wall along the root protection zone as informed by the Arboricultural Report.

Following further investigation, it was found that the southern boundary is required to be widened to accommodate the turning of the MEWP around the south eastern corner of the building.

This Non-Material Amendment application therefore proposes the slight widening of the hard landscaping to the southern boundary of the building, alongside the repositioning of the ten cycle stands and addition of two further cycle stands approximately 9m to the north of their previously approved location to the eastern elevation of the building. A seat wall is proposed to be incorporated at the widened corner to improve the functional use of this widened space.

Tree Removal

As part of the amendments, a detailed review of site levels along the southern boundary line was undertaken during the construction of the development to determine the potential risk of root damage to a number of existing trees intended to be retained in this location. The Survey found that a number of the existing trees to the southern boundary were on a mound of earth which was intended to be reduced in height to ensure the required finished floor levels and path width, and to construct a low retaining wall.

Referring to the Root Protection Zone within the Tree Survey, prepared by Tyler Grange, it was apparent that the root zone and health of the tree could not be protected. Manual excavation confirmed that roots were present close to the soil surface.

It is therefore now proposed to remove these trees which were previously proposed to be retained (T21 and T25), and to plant additional trees to mitigate against the loss.

Tree Planting

As approved under Planning Permission Reference 125018/FO/2019, 14 existing trees were to be removed, the majority of which were Category C trees. Two of these trees were agreed for removal under a prior approval for demolition application for the previous building on-site.

The approved landscaping scheme includes replacement planting of 43 trees within the landscape for the scheme. In addition, 13 young trees were proposed to be translocated to different areas of the new landscaping, with 11 of those being planted in the Site and two of them being planted elsewhere within the campus.

As part of this approved scheme, six trees were proposed along the southern boundary of the site alongside four trees relocated from their current position on the site. As a result of the proposed slight amendments to the landscaping layout, 13 new trees are now proposed along the southern boundary.

The relocated trees are proposed to be positioned in various locations elsewhere on the site with the intention to create a more uniform appearance to the southern boundary.

The total number of existing trees to be removed is now 16 (two of which were agreed for removal under a prior approval for demolition application). 48 new trees are now proposed in total.

Acknowledging the existing removal of two trees under the prior approval application, the provision of 48 new trees provides replacement tree planting at a ratio exceeding 3:1. To compensate further for the two trees removed under prior approval, as agreed under Planning Permission ref. 125018/FO/2019 the proposed new trees will be of a semi-mature size (25-30cm).

The trees to be lost are not considered to be of sufficient quality to warrant protection and appropriate replanting is proposed. The documents submitted do not indicate that the changes will have any adverse impact on ecology.

Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have

no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development.

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

Condition(s) to be attached to decision for approval

- 1) The proposed amendment relates to alterations to landscaping, including tree retention and replanting.
- 2) Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development.

Specified Plans

1. The development hereby approved shall be carried out in accordance with the following drawings and documents:

Proposed Location Plan BA-BAR-01-XX-DR-A-05-0200 P04
Proposed Site Plan BA-BAR-01-XX-DR-A-05-0201 P04
BA-BDP-01-XX-DR-L-(9-)L101C02 LANDSCAPE - GENERAL ARRANGEMENT
BA-BDP-01-XX-DR-L-(9-)L003G LANDSCAPE COLOUR MASTERPLAN
BA-BDP-01-XX-DR-L-(9-)L005 C02 LANDSCAPE - LEVELS
BA-BDP-01-XX-ES-L-(9-)L601 C01 LANDSCAPE SECTIONS SHEET 1 OF 2
BA-BDP-01-XX-ES-L-(9-)L602 C02 LANDSCAPE SECTIONS SHEET 2 OF 2
BA-BDP-01-XX-DR-L-(9-)L006C01 LANDSCAPE - TREE CONSTRAINTS PLAN

Tyler Grange Ecology Covering Note;
Arboricultural Impact Assessment and Method Statement (October 2021), prepared by
Tyler Grange;

210523_MSP BASE_BDP Tree Replacement Strategy Addendum to Public Realm DAS,
prepared by BDP

210811_MSP BASE_BDP Southern Boundary Widening Narrative Addendum to Public
Realm DAS, prepared by BDP.

Received by the local planning authority dated 26 November 2021.

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.

Appendix 1 – List of consultees & neighbours notified

Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Greater Manchester Ecology Unit

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
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH