

Application Number/s: 131217/FO/2021

Applicant: The Manchester Ground Rent Company

Agent: Halliday Meecham

Location: Castlegate Apartments, 2 Chester Road, Manchester

Proposal: Replacement of non-compliant cladding to external elevations

Ward: Deansgate

Description of Site and Surrounding Area

The application relates to Castlegate Apartments, a six/seven storey apartment building located within the Manchester City Centre area of Manchester. The building's street address is '2 Chester Road. The building is a relatively modern purpose-built apartment building, orientated south towards Chester Road. There is off-street parking within the front curtilage between the building and Chester Road. The Bridgewater Canal and associated tow path is to the north, newly-built Castle Wharf apartment scheme to the east and Castle Quay building to the west.

The building is within the Castlefield Conservation Area and is within the setting of listed buildings (Middle Warehouse, at former Castle Field Goods Yard (Grade II) and Bridgewater Canal Offices (Grade II)).

Description of Proposal

The application seeks permission to alter the external appearance of the building through the removal of materials and reinstatement with alternate, but similar, materials. The overarching reason for this is that the current materials are combustible and do not comply with updated building regulations. A summary of the changes include:

- Glass balustrades – retained
- White reconstituted stone blocks – retained
- Existing aluminium framed windows and cill – retained
- New flashings and lintels to match window frame/s
- Red brick – retained
- Timber decking removed and replaced with A2 fire rated plank system, consisting of 20mm fibre cement planks. Metal structure retained (balconies)
- New aluminium cassette panels, colour to match existing
- New red sandstone cladding to match existing
- New A2 fire-rated Rockwood panels, colour to match existing
- Existing roof – retained
- Existing standing seam – retained
- Soffit – retained

Publicity LBC

Site Notice/s Posted and Dates: Posted 16/09/21, Expired 17/10/21

Press Adverts Published and Dates: Published 14/09/21, Expired 05/10/21

Neighbour Notification: Notified 09/09/21

Representations Received: None

Consultations*

Environmental Health

No objection – note that environmental health found all replacement materials to meet or exceed existing SRI performance. Requested a memo detailing installation methodology from the agent, which was duly supplied.

Urban Design & Conservation

The proposal does not significantly change the arrangement of materials or component sizes. Due to the limited information provided regarding the materials, requirement for product information, specification, proposed colours, finishes and photos of where they have been used elsewhere.

Building Control

No comments received.

GM Fire and Rescue

No comments received.

*It is of note that, in this instance, the Health and Safety Executive have not been consulted in this instance and no fire statement has been prepared. The reason for this is that the application was submitted on 30/07/21, with the requirement to consult with HSE only commencing from 01/08/21.

Save Unitary Development Plan Policies:

- Conservation Areas (18)

The building is within the Castlefield Conservation Area. Saved UDP Policy DC18.1 requires the LPA to give particularly careful consideration to development proposals within Conservation Areas. The LPA shall seek to preserve and enhance the character of its designated conservation areas by carefully considering a variety of issues. Relevant to this application, part (ii) of the policy requires the effect of major changes to the appearance of existing buildings to be considered.

The application property is a relatively new building within the Conservation Area. Paragraph 207 of the NPPF states that not all elements of a Conservation Area will necessarily contribute to its significance, which is a consideration in this instance. The proposed alterations to the existing building are relatively modest in nature. Notwithstanding the amount of external material to be changed, it is noted throughout the submission documents and plans that materials are to be almost identical in appearance. In the setting of the conservation area, this is appropriate and would not unduly impact the character or appearance of the conservation area. It is considered that the proposal thus accords with saved policy DC18.1 of the UDP.

- Listed Buildings (19)

The application property is not listed. However, it is proximate to and could be considered to be within the setting of nearby listed buildings to the south and west.

Saved UDP Policy DC19.1 requires the LPA to have regard to the desirability of protecting the setting of listed buildings. Part 'd' of the policy states that the LPA shall seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity.

The proposed alterations to the existing building, though relatively significant in terms of the volume of material to be replaced, remains modest when taking into account that replacement materials are to be almost like for like in most instances, in terms of appearance. Though within the setting, the nearby listed buildings are not so proximate that extra consideration is necessitated. On balance, the alterations to the application property would not unduly impact the appearance of nearby listed buildings and the application corresponds with the aims of saved policy DC19.1

Core Strategy Policies:

- Spatial Principles (SP1)

All development within Manchester should make a positive contribution to neighbourhoods of choice. They should create well designed places, positively contribute to health, safety and wellbeing, should consider the needs of all members of the community and protect and enhance the built and natural environment.

The application is for the alterations to the external appearance of an existing apartment building. The overarching reason for the alterations to the building are to ensure the safety of occupiers and visitors to the building. The existing external materials have been found to be inappropriate when considering fire safety, with the material being non-compliant and combustible. As such, the replacement of the external materials would contribute to the safety and wellbeing of the users and occupiers of the building. The replacement materials have been carefully selected to ensure they would not fundamentally alter the appearance or character of the building. It is thus considered that the proposed alterations to the external appearance of the building correspond with the aims and objectives of Core Strategy policy SP1.

It is considered that more information is required, including full details and samples of materials to be used. Paragraph 55 of the NPPF allows for the implantation of conditions where this could allow otherwise unacceptable development to be made acceptable.

- Development Management (DM1)

All development should have regard to specific issues as set out under Core Strategy policy DM1. These issues centre around design, amenity, accessibility, health & safety and highway safety.

The proposed external alterations to the building are necessitated due to the existing materials being unacceptable in terms of their fire safety. As such, the change in materials is acceptable in principle as it would improve the health, safety and wellbeing of occupiers and users of the building. The proposal would not lead to the building significantly changing in appearance, as materials are to be carefully selected to match as closely as possible to the existing materials that require removal. In addition, the proposal would not lead to the change in the building's size or scale. Modest negative impacts may be caused to the amenity of residents of the building during construction phase. However, the impact would be limited. The resulting alterations to the building would not be expected to cause undue impact to the continued amenity of occupiers or users of the building or surrounding buildings.

The proposed alterations to the building would not be expected to cause issues as identified under Core Strategy policy DM1. As such, the proposal accords with this policy and is acceptable in this regard.

National Planning Policy Framework Policies:

The NPPF sets out the Government's planning policies for England and how these should be applied, providing a framework within which locally prepared plans can be produced. Applications for planning permission should be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF should be considered as a material planning consideration.

Proposals that accord with an up to date development plan should apply a presumption in favour of sustainable development and be approved without delay.

RECOMMENDATION:

That planning permission be granted subject to the following planning conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

- Location Plan (Drawing 00001 Revision P01 dated 19/07/21) – Received 30/07/21
- Existing North Elevation (Drawing 10200 Revision P03 dated 14/06/21) – Received 30/07/21
- Existing East & West Elevation (Drawing 10202 Revision P03 dated 14/06/21) – Received 30/07/21
- Existing South Elevation (Drawing 10201 Revision P02 dated 14/06/21) – Received 30/07/21
- Ground Floor Plan Existing Soffits (Drawing 10600 Revision P01 dated 25/06/21) – Received 30/07/21
- First to Fourth Floor Plans Existing Soffits (Drawing 10601 Revision P01 dated 25/06/21) – Received 30/07/21
- Existing First Floor Plan (Drawing 10101 Revision P01 dated 23/06/21) – Received 30/07/21
- Existing Second – Fourth Floor Plan (Drawing 10102 Revision P01 dated 23/06/21) – Received 30/07/21
- Existing Fifth Floor Plan (Drawing 10105 Revision P01 dated 23/06/21) – Received 30/07/21
- Existing Sixth Floor Plan (Drawing 10106 Revision P01 dated 23/06/21) – Received 30/07/21
- Existing & Proposed Cross Section 1 of 2 (Drawing 21210 Revision P01 dated 17/08/21) – Received 27/08/21
- Existing & Proposed Cross Section 2 of 2 (Drawing 21211 Revision P01 dated 18/08/21) – Received 27/08/21

- Proposed North Elevation (Drawing 00200 Revision P01 dated 16/08/21) – Received 27/08/21
- Proposed East & West Elevations (Drawing 00202 Revision P01 dated 16/08/21) – Received 27/08/21
- Proposed South Elevation (Drawing 00201 Revision P01 dated 16/08/21) – Received 27/08/21
- Proposed First Floor Plan (Drawing 10401 Revision P01 dated 23/06/21) – Received 30/07/21
- Proposed Second – Fourth Floor Plan (Drawing 10402 Revision P01 dated 23/06/21) – Received 30/07/21
- Proposed Fifth Floor Plan (Drawing 10405 Revision P01 dated 23/06/21) – Received 30/07/21
- Proposed Sixth Floor Plan (Drawing 10406 Revision p01 dated 23/06/21) – Received 30/07/21
- Aluminium Tray Detail (Drawing ML-ULT2-001 dated 07/01/21) – Received 22/11/21
- External Wall Build Up – Brick (Drawing 21200 Revision P01 dated 22/06/21) – Received 27/08/21
- External Wall Build Up – Timber (Drawing 21201 Revision P02 dated 28/06/21) – Received 27/08/21
- External Wall Build Up – White Stone (Drawing 21202 Revision P01 dated 28/06/21) – Received 27/08/21
- External Wall Build Up – Red Stone (Drawing 21203 Revision P01 dated 07/06/21) – Received 27/08/21
- External Wall Build Up – ACM Cladding (Drawing 21505 Revision P01 dated 19/08/21) – Received 27/08/21
- Document ‘re-cladding Castlegate Apartments’ (Reference 5412 dated 27/08/21) – Received 27/08/21
- Document ‘Sound Insulation Review of Replacement Cladding – Castlegate’ (Reference CSGA-C1993-T1 dated 25/08/21) – Received 27/08/21

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to saved policy DC18.1 of the Manchester Unitary Development Plan and policies SP1 and DM1 of the Core Strategy.

3. No development that is hereby approved shall commence unless and until samples and specifications (including product information, specification, proposed colours, finishes and photos) of all replacement materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The materials shall also be made available on site for review by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

The applicant/agent and the local planning authority worked proactively to identify issues with the proposal and work towards solutions that allowed the development to be approved, subject to reasonable and necessary conditions.