

Planning

Growth & Development

Delegated officer report for planning application

Application no.	132263/NMC/2021
Date registered valid:	19 November 2021
Proposal:	Non Material Amendment application to vary condition 2 (approved drawings and documents) attached to application ref 126638/FO/2020 as amended by 128851 as a result of further technical design development comprising : Block A changes to glazing, extent of metal cladding, transom,infill panel between blocks A and B and Block B changes to glazing, brickwork and inclusion of additional metal cladding.
Address:	Land Bound By Back Turner Street, Shudehill, Soap Street And High Street, Manchester, M4 1FR
Ward(s):	Piccadilly Ward
Applicant:	Mr Simon Ismail Salboy Limited Unit 3 Birchwood One Business Park, Warrington, WA3 7GB
Agent (if any):	Miss Ellie Philcox Euan Kellie Property Solutions Landmark House, Station Road, SK8 7BS
Case officer:	Angela Leckie Tel: 0161 234 4651 Email: angela.leckie@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	9 December 2021

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: Smithfield Conservation Area 1987

Tree Preservation Order: Not applicable

See 126638/FO/2020

Description of area

See 126638/FO/2020

Description of development

The proposed amendments are detailed below:

Block A

- Obscured glazing is included at the crown of Block A to mask plant
- An additional transom is added at the ground floor of Block A to mitigate oversized glazing
- A metal infill is included between Block A and B to replace unsafe brickwork and render
- Glazing modules within Block A adjusted for improved vertical alignment and to accommodate 1500mm wide AOV to meet fire requirements
- AOVs added to floors 1-4 (Back Turner Street elevation), floor 6 (High Street elevation) and tower stair core (Soap Street elevation).
- The extent of metal cladding with Block A is reduced on Shudehill and Soap Street elevations.

Block B&C

- The Soap Street elevation is amended to include a simplified glazing composition, minor brickwork amendments and the inclusion of additional metal cladding

Consultations & Notification Responses

None

Issues

There is no change to the application site boundary, nor do the proposed amendments result in any material change in the scale and massing of the proposed building or the external appearance of the scheme as a whole. There will therefore be no perceivable additional impact upon the amenity of neighbouring residents or occupiers as a result of the proposed small-scale amendments.

The proposed amendments relate to changes resulting from detailed design development, technical design development or improvements to the internal layout.

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 OR Reasons for recommendation to refuse

1) 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

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

(a) 05593 MP 00 0001(Planning Application Red Line Boundary Rev A), 05593 MP 000002 (Proposed Site Plan Rev A), 05593 MP 000200 Proposed Site Plan (Colour) Rev A and 05593 MP 00 0003 Existing Topographical Plan Rev A:

(b)05593 B1 02 2100 (Demolition Plan Rev A);

(c) 05593 MP 00 0200 (Proposed Ground Floor Site Plan Rev A), 05593 B1 02 2000 (Existing Plan Rev A), 05593 B1 02 2199 Proposed Plan (Basement Level Rev Q), 05593 B1 02 2200 Proposed Plan (Ground Floor Level Rev Q), 05593 B1 02 2201 (Proposed Plan - 1st to 4th Floor Level) Rev Q, 05593 MP 02 2205 (Proposed Plan Fifth Floor Level), Rev Q 05593 B1 02 2206 (Proposed Plan Sixth Floor Level) Rev Q, 05593 B1 02 2207 (Proposed Plan - Seventh Floor to Sixteenth Level) Rev Q, 05593B1 02 2217 (Proposed Plan - Roof Plan Q) Rev , 05593 B1 04 2000 (Elevation A - Existing and Demolition Rev A) and 05593 B1 04 2001 (Elevation B & C - Existing and Demolition Rev B), 5593 B1 04 2002 (Elevation D - Existing and Demolition Rev A), 05593 B1 04 2200 (Elevation A - Proposed Rev Q), 05593 B1 04 2201 (Elevation B & C - Proposed Rev Q), 05593 B1 04 2202 (Elevation D - Proposed Rev Q) and 05593 B1 04 2203 (Elevation E - Proposed Rev Q);

(d) 05593 B1 05 2200 (Proposed Section A-A Rev B), 05593 B1 05 2201(Proposed Section B-B Rev A) and 05593 B1 05 2202 (Proposed Section C-C Rev B);

(e) 05593 B1 10 4200 (Typical Bay Study A Rev B) and 05593 B1 10 4201 (Typical Bay Study B Rev A);

(f) Dwgs RF-17-394-LO4 Rev P08 and LO6 Rev P04;

(g) Waste Management Strategy (Offices) as set out in section 6.2 of Jon Matthews Architects Design and Access Statement;

(h) Recommendations in sections, 3, 4, 5, 6 and 7 of the Crime Impact Assessment VERSION A: 25.03.20;

(i) Jon Matthews Architects Area Schedule section 3.2 of Jon Matthews Architects Design and Access Statement;

(j) Access and Maintenance arrangements as set out in section 6.4 of Jon Matthews Architects Design and Access Statement;

(k) Domis : Energy and carbon reduction Revision: 1 26th March 2020;

(l) Recommendations within Back Turner Street, Manchester Flood Risk Assessment Report, Project No: 1709-07, February 2020
Rev: 03 by Renaissance;

(m) Recommendations / Measures set out within SALBOY, BACK TURNER STREET, MANCHESTER AIR QUALITY ASSESSMENT
MARCH 2020 by Wardell Armstrong;

(n) Recommendations within Back Turner Street, Phase 1 Site Investigation Report, Desk Study Assessment Report, Project No: 1709-07, February 2020 Rev 03;

(o) Domus Construction Management Plan Project: Back Turner Street Date: March 2020
Revision: 1 (MCC Environmental Health requirements only); and

(p) Note from GIA dated 05-11-20 (Sunlight and Daylight Impacts).

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1 saved Unitary Development Plan polices DC18.1 DC19.1, DC20 and DC26.1.

2) The proposed amendments relate to changes resulting from detailed design development, technical design development or improvements to the internal layout.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Smithfield Conservation Area 1987
Area Team Boundary - Name: CITY1
Area Team Boundary - Name: CITY2