

Application Number/s: 132757/FO/2022

Applicant: Palace Capital plc

Agent: Fuse Studios Limited

Location: 17-21 Boulton House, Chorlton Street

Proposal: Partial infill of existing ground floor under croft to northeast elevation of Boulton House to provide internal cycle storage and shower/changing facilities, bin store facility

Ward: Piccadilly

Description of Site and Surrounding Area

The application relates to Boulton House, Chorlton Street, a 1970s-built office building within Manchester City Centre. The building is mid-rise (nine stories) built with a flat roof and occupied by uses falling within 'Class E' of the Use Class Order 1987 (As amended). The building is surrounded by predominantly midrise buildings falling within the same/similar use class.

Conservation Area: No, but Whitworth Street Conservation Area's boundary is located to the southwest.

Listed Buildings: The building is not listed. Nearby listed buildings to the east include Grade II listed 8 Minshull Street, Grade II listed Minshull House and Grade II listed 11 Bloom Street.

Given the scope of the development and as the area of the building subject to the proposal is not on an elevation that is viewable from the listed buildings nor conservation area, it is considered that impact on these heritage assets does not require assessment.

Description of Proposal

The application seeks permission for:

- Enclosing of part of the building's under croft to provide showers, changing facilities and a cycle store for use by users/occupier of the building.
- Erection of perforated metal screen

Publicity LBC

Site Notice/s Posted and Dates: None required

Press Adverts Published and Dates: None required

Neighbour Notification: Consulted 02/02/22, Reply by 23/02/22

Representations Received: None

Consultations

Environmental Health

- No comment aside from construction hour information

Highway Services

- Requested the addition of an appropriately scoped CMP.

Relevant Policies

Save Unitary Development Plan Policies:

No saved UDP Policies are considered relevant in this instance.

Core Strategy Policies:

- SP1 (Spatial Principles)
- EC1 (Employment and Economic Growth in Manchester)
- EC2 (Existing Employment Space)
- EC3 (The Regional Centre)
- CC1 (Primary Economic Development Focus: City Centre and Fringe)
- CC5 (Transport)
- T1 (Sustainable Transport)
- T2 (Accessible Areas of Opportunity and Need)
- DM1 (Development Management)

National Planning Policy Framework Policies:

- Section 2 (Achieving Sustainable Development)
- Section 4 (Decision Making)
- Section 8 (Promoting Healthy and Safe Communities)
- Section 9 (Promoting Sustainable Transport)
- Section 11 (Making Effective Use of Land)
- Section 12 (Achieving Well-Designed Places)

Assessment

Principle of Development

The proposed alterations to the building would provide for increased cycle parking, as well as facilities for cycling. Policy EC1 of the Core Strategy prioritises, amongst other things, improving access to jobs for cyclists, considering the needs of users/employees of sites and buildings and improving access via cycling. The proposed alterations to the building would ensure this, by encouraging cycling and providing additional facilities to users of the building.

Core Strategy EC2 requires the LPA to seek to retain and enhance existing employment space, which this development is deemed to achieve. The proposal also accords with EC3, requiring the regional centre to be the focus for employment generating uses, including office space.

Design & Heritage

The proposal would not have any detrimental impact on the setting of any nearby listed buildings, nor the setting of the nearby Whitworth Street Conservation Area, as the development proposed is small in scale and to an elevation of the building that would not be visible from any heritage assets. As such, the development is acceptable in this regard.

Paragraph 130 of the NPPF states that decisions should ensure that developments function well, are visually attractive, are sympathetic to local character, establish and maintain a strong sense of place, optimise the potential use of the site and create places that are safe, inclusive and accessible. By doing so, it is expected that development is well-designed.

Policy SP1 of the Core Strategy requires development in all parts of the city to be well designed. Policy DM1 requires that all development is appropriately designed in terms of its siting, layout, scale, form, massing, materials, details and with regard to the character of the surrounding area.

The proposal is for the infill of an undercroft within the north car park of the site. Part of the undercroft is already infilled and the infilling of more of the undercroft is acceptable in principle. Plans show that a brick wall will be added to the north elevation, with a cycle store enclosed with a perforated metal screen. It is understood that the brickwork is to match the existing. Samples of the materials will be required to ensure that the materials are appropriate.

The original submission proposed an external bin store, removing 1. no parking space. Through appropriate amendment, this has been removed from the proposal, with the bin store now close to the building and obscured from view by a proposed perforated metal screen. This is acceptable.

It is considered that the alterations/additions to the building/grounds of the building are acceptable and, subject to agreement of materials, comply with the NPPF and Policies DM1 and SP1 of the Manchester Core Strategy.

Amenity

Development proposals, as per Core Strategy Policy SP1, must make a positive contribution to health, safety and wellbeing and consider the needs of all members of the community. Policy DM1 requires applicants to consider what impact development may have on amenity of users and occupiers of the development site and surrounding buildings.

The form of development proposed is considered ancillary to the use of the building as 'Class E' (mainly commercial office). It is not expected that the development would lead to undue amenity impact to any nearby occupiers/users of buildings.

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 and Existing & Proposed Site Plan (Drawing 21036-BHM-FSL-00-DR-20100 Revision R01 dated 21 December 2021) – Received 16 March 2022.

- Existing and Proposed Ground Floor Plans (Drawing 21036-BHM-FSL-00-DR-20101 Revision R01 dated 21 December 2021) – Received 16 March 2022

- Existing and Proposed North West Elevation (Drawing 21036-BHM-FSL-00-DR-20102 Revision R01 dated 21 December 2021) – Received 16 March 2022

- Existing and Proposed North East Elevation (drawing 21036-BHM-FSL-00-DR-20103 Revision R01 dated 21 December 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.

3. The external facing brickwork to be used on the development hereby permitted shall match those of the existing building in terms of type, colour, texture and scale.

Reason - To ensure that the appearance of the building to be altered is not adversely affected by the materials to be used in the construction of the development hereby approved, pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012)