

Application Number/s: 132551/NMC/2021

Applicant: Muse Developments Ltd.

Agent: Deloitte LLP

Location: New Victoria, Land at Corporation St, Manchester

Proposal: Non-Material Amendment (various)

Ward: Deansgate

Description of Site and Surrounding Area

The application relates to development consented under planning application 128667/JO/2020:

This development was a Section 73. Application relating to development consented under 111777/FO/2016/C1.

The application site is part of the 'New Victoria' development.

Description of Proposal

The application seeks non-material amendments to the development approved under 128667/JO/2020, consisting of the following:

Lower Ground Floor (LGF)

- Alteration to LGF foyer door size
- Update to cladding to the amenity link bridge columns in order to tie in with other elements of proposed building of the same finish
- Removal of shear wall and replacement with columns in Tower 1 and Tower 2
- Enlargement of bin store doors to improve accessibility
- Changing of cycle store doors to accommodate internal layout revision
- Addition of louvres to undercroft area of Tower 2 (as part of MEP design development)
- Adjustment to location of columns to LGF of Tower 2 following structural design development, in relation to landscape and podium slab design
- Adjustment to parking spaces and cycling rack following introduction of the amenity link bridge

Ground Floor (GF)

- Repositioning of access door for retail unit on Corporation Street following design development and in order to tie in with the curtain wall.
- Curtain wall setting-out updated.
- Reconfiguration of louvres to align with the curtain wall setting out and MEP design development.

Typical Floor (TF)

- Addition of purge panels to Apt. 'Type 3' to all floors for ventilation purposes

- Increase in size of AOV windows to all corridors to achieve free areas for a smoke extraction system.

Penthouse Floor (Levels 25-30)

- Additional doors added to allow access to penthouse terraces from bedrooms

Roof Level (RL)

- Addition of hoop access gantries to support maintenance
- Addition of hoop bracing steelwork for structural requirements and stability
- Roof plan now includes final PV layout and davit base positions

Publicity LBC

Site Notice/s Posted and Dates: NOT REQUIRED

Press Adverts Published and Dates: NOT REQUIRED

Neighbour Notification: NOT REQUIRED

Representations Received: N/A

Consultations

None required.

Assessment

Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are of a scale and materiality to the overall proposed scheme that they are non-material in nature and thus 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

RECOMMENDATION:

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

The development hereby approved shall be carried out in accordance with the following drawings and documents, which should be read in conjunction with and only supersede those relevant plans and documents as approved under Condition 2 of Planning Permission granted under 128667/JO/2020:

- Residential 1 Lower Ground Floor Plan (Drawing VIC-SRA-01-00L-DR-A-20899 Revision P03 dated 26 October 2020) – Received 20 December 2021
- Residential 1 Ground Floor Plan (Drawing VIC-SRA-01-00U-DR-A-20900 Revision P02 dated 26 October 2020) – Received 20 December 2021
- Residential 1 First Floor Plan (Drawing VIC-SRA-01-01-DR-A-20901 Revision P03 dated 26 October 2020) – Received 20 December 2021
- Residential 1 Twenty Third Floor Plan (Drawing VIC-SRA-01-23-DR-A-20923 Revision P01 dated 07 February 2020) – Received 20 December 2021

- Residential 1 Twenty Fourth Floor Plan (Drawing VIC-SRA-01-24-DR-A-20924 Revision P01 dated 07 February 2020) – Received 20 December 2021
- Residential 1 Twenty Fifth Floor Plan (Drawing VIC-SRA-01-25-DR-A-20925 Revision P01 dated 07 February 2020) – Received 20 December 2021
- Residential 1 Roof Plan (Drawing VIC-SRA-01-26-DR-A-20926 Revision P03 dated 26 October 2020) – Received 20 December 2021
- Residential 1 Sections (Drawing VIC-SRA-01-XX-DR-A-20910 Revision P02 dated 26 October 2020) – Received 20 December 2021
- Residential 1 Elevations Sheet 1 (Drawing VIC-SRA-01-XX-DR-A-20911 Revision P04 dated 26 October 2020) – Received 20 December 2021
- Residential 1 Elevations Sheet 2 (Drawing VIC-SRA-01-XX-DR-A-20912 Revision P04 dated 26 October 2020) – Received 20 December 2021
- Residential 1 Sectional Elevations Sheet 1 (Drawing VIC-SRA-01-XX-DR-A-20951 Revision P02 dated 26 October 2020) – Received 20 December 2021
- Residential 1 Sectional Elevations Sheet 2 (Drawing VIC-SRA-01-XX-DR-A-20952 Revision P03 dated 26 October 2020) – Received 20 December 2021
- Residential 2 Lower Ground Floor Plan (Drawing VIC-SRA-02-00L-DR-A-20899 Revision P03 dated 26 October 2020) – Received 20 December 2021
- Residential 2 Ground Floor Plan (Drawing VIC-SRA-02-00U-DR-A-20900 Revision P06 dated 26 October 2020) – Received 20 December 2021
- Residential 2 01-17 Floor Plan (Drawing VIC-SRA-02-01-DR-A-20901 Revision P03 dated 26 October 2020) – Received 20 December 2021
- Residential 2 18 Floor Plan (Drawing VIC-SRA-02-18-DR-A-20918 Revision P02 dated 07 February 2020) – Received 20 December 2021
- Residential 2 19 Floor Plan (Drawing VIC-SRA-02-19-DR-A-20919 Revision P01 dated 07 February 2020) – Received 20 December 2021
- Residential 2 20 Floor Plan (Drawing VIC-SRA-02-20-DR-A-20920 Revision P01 dated 07 February 2020) – Received 20 December 2021
- Residential 2 Roof Plan (Drawing VIC-SRA-02-21-DR-A-20921 Revision P03 dated 26 October 2020) – Received 20 December 2021
- Residential 2 Sections (Drawing VIC-SRA-02-XX-DR-A-20910 Revision P05 dated 26 October 2020) – Received 20 December 2021
- Residential 2 Elevations Sheet 1 (Drawing VIC-SRA-02-XX-DR-A-20911 Revision P06 dated 26 October 2020) – Received 20 December 2021
- Residential 2 Elevations Sheet 2 (Drawing VIC-SRA-02-XX-DR-A-20912 Revision P05 dated 26 October 2020) – Received 20 December 2021
- Residential 2 Sectional Elevations Sheet 1 (Drawing VIC-SRA-02-XX-DR-A-20951 Revision P04 dated 26 October 2020) – Received 20 December 2021
- Residential 2 Sectional Elevations Sheet 2 (Drawing VIC-SRA-02-XX-DR-A-20952 Revision P03 dated 26 October 2020) – Received 20 December 2021
- General Arrangement Lower Ground Floor Plan (VIC-SRA-AL-00L-DR-A-20899 Revision P03 dated 26 October 2020) – Received 20 December 2021
- General Arrangement Ground Floor Plan (VIC-SRA-AL-00U-DR-A-20900 Revision P04 dated 26 October 2020) – Received 20 December 2021
- General Arrangement First Floor Plan (Drawing VIC-SRA-AL-01-DR-A-20801 Revision P03 dated 26 October 2020) – Received 20 December 2021

- General Arrangement Elevations (Drawing VIC-SRA-AL-XX-DR-A-20911 Revision P04 dated 26 October 2020) – Received 20 December 2021

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy policies DM1 and SP1, and saved UDP policies DC10.1, DC10.2, DC18.1, DC26.1 and DC26.5

The proposed amendments consist of the following alterations:

Lower Ground Floor (LGF)

- Alteration to LGF foyer door size
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The amendments to the approved application 128667/JO/2020 are considered so minor as to constitute non-material amendments and thus appropriate within the context of the wider scheme, having no notable or material impact on the development approved.