

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132488/FO/2021

Date registered valid: 13 December 2021

Proposal: Removal of the existing single-glazed frameless frontage and replacement with new proprietary double-glazed system along with other elevational alterations including the installation of a living wall

Address: 23 Copperas Street, Manchester, M4 1HS

Ward(s): Piccadilly Ward

Applicant: Mr Simon Clarke Clarke Services Group 23 Copperas Street, Manchester, M4 1HS

Agent (if any): Martyn Wilshaw Finlason Partnership Limited Suite 4 Beech House, 1 Cambridge Road, Altrincham, WA15 9SY

Case officer: Eve Woolstencroft
Tel: 0161 234 4533
Email: eve.woolstencroft@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 3 February 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 17 January 2022 Expired: 7 February 2022

Neighbour notifications

Printed: 17 January 2022 Expired: 7 February 2022

Site notice

Posted: Expired:

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Not applicable

Conservation area: Smithfield Conservation Area 1987

Tree Preservation Order:

Description of Site/Area

The proposal concerns a property at 21 Copperas Street. The building is not listed, but is located within the Smithfield Conservation Area and 104-106 High Street and the former fish market at 13-17 Thomas Street all Grade II Listed are nearby.

The proposal relates to a ground floor unit within a five storey mixed use building. The building appears to have been built in the late 20th Century in a combination of render and timber cladding facing materials with punched aluminium windows. The building appears to have been built in the late 20th Century in a combination of render and timber cladding facing materials with punched aluminium windows.

Description of Development

The submitted application seeks planning permission for the removal of the existing single-glazed frameless frontage and replacement with new proprietary double-glazed system along with other elevational alterations including the installation of a living wall.

Relevant Planning History:

096346/FO/2011/C2 - Installation of a new shop front - APPROVED 10 August 2011

Consultations & Notification Responses

Local residents were notified, and a site notice posted however no responses were received.

Environmental Health - no comments.

Policies

The main policies that relate to the proposal section 12 (Achieving well-designed places) and 16 (Conserving and enhancing the historic environment) of the revised National Planning Policy Framework (2021), Policies SP1 (Spatial Principles), EN3 (Heritage), CC9 (Design and Heritage), EN1 (Design Principles and Strategic Character Areas), DM1 (Development Management), of the Adopted Core Strategy for the City of Manchester and saved policies, and DC18.1 (Conservation Areas) of the Unitary Development Plan for the City of Manchester.

Issues

Visual Amenity

The proposals seek to replace the existing frameless glazing on the ground floor of the building with double glazed, discreet frame PPC finish aluminium glazing. The applicant has stated that the new frontage will address health & safety concerns with regards to the instability and improve the thermal performance / weather integrity of the frontage fabric.

The proposal also involves the installation of a green wall on the ground floor elevation. The majority of the green wall would be on the William Fairburn way with a smaller section fronting Copperas Street. The living wall is considered to elevate the appearance of the building however a condition is to be added to require a maintenance plan to be submitted to ensure the appearance is upkept.

It is considered that the development proposal would not significantly alter the appearance of the existing building and the alterations would improve its relationship to the surrounding streets. The proposed elevational alterations and would cause less than substantial harm to the significance of the Smithfield Conservation Area, this is outweighed by the public benefits which are the improvement to health and safety and thermal performance.

Access

The proposal maintains level thresholds from Copperas Street and therefore the proposal complies with Core Strategy policies CC10 and DM1.

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

Article 35 Declaration

Officers have worked in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Appropriate conditions have been attached to the approval.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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:

Received by the City Council as Local Planning Authority on 13 December 2021:

- AXP001 Site location plan drawing
- AXP002 Existing Floor plan, section and elevations drawing
- APP005 Proposed Floor plan, section and elevations drawing

-Email from Martyn Wilshaw dated 07 February 2021 confirming the framing colour as Anthracite Grey, RAL 7016

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) Prior to the installation of the green wall hereby approved, a bespoke maintenance and management plan for the green wall on this building shall be submitted to and approved in writing by the City Council as Local Planning Authority. The maintenance plan shall also include details of regular safety inspections to ensure that there is no falling debris from the green wall. The development shall then be carried out in accordance with the approved details.

Reason - To ensure an acceptable development, pursuant to policy DM1 of the Core Strategy.

4) Prior to the installation of the green wall hereby approved, full details of the precise planting species to be used within the green wall shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason - To ensure an acceptable development, pursuant to policy DM1 of the Core Strategy.

Informatives

1) Please note any proposed signage would require a separate application for advertisement consent

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Greater Manchester Police

23 - 37 Edge Street, Manchester, M4 1HW

21 Copperas Street, Manchester, M4 1HS

Apartment 4.6, The Design House, 1 William Fairburn Way, Manchester, M4 1BH

Apartment 3.8, The Design House, 1 William Fairburn Way, Manchester, M4 1BH

Apartment 2.10, The Design House, 1 William Fairburn Way, Manchester, M4 1BH

Apartment 2.8, The Design House, 1 William Fairburn Way, Manchester, M4 1BH

Apartment 2.6, The Design House, 1 William Fairburn Way, Manchester, M4 1BH

Apartment 1.8, The Design House, 1 William Fairburn Way, Manchester, M4 1BH

Apartment 1.6, The Design House, 1 William Fairburn Way, Manchester, M4 1BH

Apartment 501, 34 Copperas Street, Manchester, M4 1BJ

Apartment 406, 34 Copperas Street, Manchester, M4 1BJ

Apartment 404, 34 Copperas Street, Manchester, M4 1BJ

Apartment 401, 34 Copperas Street, Manchester, M4 1BJ

Apartment 307, 34 Copperas Street, Manchester, M4 1BJ

Apartment 305, 34 Copperas Street, Manchester, M4 1BJ

Apartment 302, 34 Copperas Street, Manchester, M4 1BJ

Apartment 209, 34 Copperas Street, Manchester, M4 1BJ

Apartment 206, 34 Copperas Street, Manchester, M4 1BJ

Apartment 204, 34 Copperas Street, Manchester, M4 1BJ

Apartment 201, 34 Copperas Street, Manchester, M4 1BJ

Apartment 4.7, The Design House, 1 William Fairburn Way, Manchester, M4 1BH

Apartment 3.9, The Design House, 1 William Fairburn Way, Manchester, M4 1BH

Apartment 3.7, The Design House, 1 William Fairburn Way, Manchester, M4 1BH

Apartment 3.6, The Design House, 1 William Fairburn Way, Manchester, M4 1BH

Apartment 2.9, The Design House, 1 William Fairburn Way, Manchester, M4 1BH

Apartment 2.7, The Design House, 1 William Fairburn Way, Manchester, M4 1BH

Apartment 1.10, The Design House, 1 William Fairburn Way, Manchester, M4 1BH

Apartment 1.9, The Design House, 1 William Fairburn Way, Manchester, M4 1BH

Apartment 1.7, The Design House, 1 William Fairburn Way, Manchester, M4 1BH

Apartment 3.10, The Design House, 1 William Fairburn Way, Manchester, M4 1BH

Apartment 502, 34 Copperas Street, Manchester, M4 1BJ

Apartment 408, 34 Copperas Street, Manchester, M4 1BJ

Apartment 407, 34 Copperas Street, Manchester, M4 1BJ

Apartment 405, 34 Copperas Street, Manchester, M4 1BJ

Apartment 403, 34 Copperas Street, Manchester, M4 1BJ

Apartment 402, 34 Copperas Street, Manchester, M4 1BJ

Apartment 309, 34 Copperas Street, Manchester, M4 1BJ

Apartment 308, 34 Copperas Street, Manchester, M4 1BJ

Apartment 306, 34 Copperas Street, Manchester, M4 1BJ

Apartment 304, 34 Copperas Street, Manchester, M4 1BJ

Apartment 303, 34 Copperas Street, Manchester, M4 1BJ

Apartment 301, 34 Copperas Street, Manchester, M4 1BJ

Apartment 208, 34 Copperas Street, Manchester, M4 1BJ

Apartment 207, 34 Copperas Street, Manchester, M4 1BJ

Apartment 205, 34 Copperas Street, Manchester, M4 1BJ

Apartment 203, 34 Copperas Street, Manchester, M4 1BJ

Apartment 202, 34 Copperas Street, Manchester, M4 1BJ

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

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

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: CITY2