

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132511/NMC/2021

Date registered valid: 15 December 2021

Proposal: Non-material amendment application to planning approval reference 129109/JO/2021 to allow elevational alterations, removal of concierge drop off point and canopy and Change in angle of PV cells on roof top

Address: Land To The North-east And South-west Of Enterprise Way; Bounded By Ringway Road West To The South; And Thaxted Walk, Roxholme Walk, The Rear Of 27-67 Lincombe Road And 2-8 Dentdale Walk To The North, Manchester

Ward(s): Woodhouse Park Ward

Applicant: Airport City LP C/o Agent

Agent (if any): Frances Hampson Deloitte Hanover Building, Corporation Street, Manchester, M4 4AH

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 17.02.2021

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: None required for this type of application

Standard consultations:

Printed: 21 December 2021

Expired: 11 January 2022

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: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site is located in Woodhouse Park on land to the north of Manchester Airport and Ringway Road West and to the south of the residential areas of Wythenshawe. The site is currently cleared in preparation of its redevelopment under planning approval reference 129109/JO/20212018. A tributary of Baguley Brook runs diagonally across the site for approximately 600 m, from the southern boundary to the north-western boundary, the topography across the site is generally level. Enterprise Way (a new link road opened in November 2017) runs through the site and forms the northern and eastern boundary to the southern part of the site and the western boundary to the northern part of the site identified for future surface car parking which is bordered by residential properties along Lincombe Road and Gorston Walk to the north and commercial buildings to the south.

The M56 Spur and Ringway Road West forms the southern boundary, beyond which lies Manchester Airport's operational area, including the Airport's terminal buildings and ground transport interchange (GTI) that provides connecting services for national, regional and local rail and bus services and Metrolink. The area is also served by a network of pedestrian and bicycle trails to surrounding neighbourhoods. These sustainable connections are to be further improved by the installation of a pedestrian and cycle-bridge across the M56 motorway spur approved in May 2017. The bridge forms part of a publicly accessible route from Wythenshawe, through Airport City North, to the Airport's transport interchange and terminal buildings, providing a more direct, easier and safer link for cyclists and pedestrians.

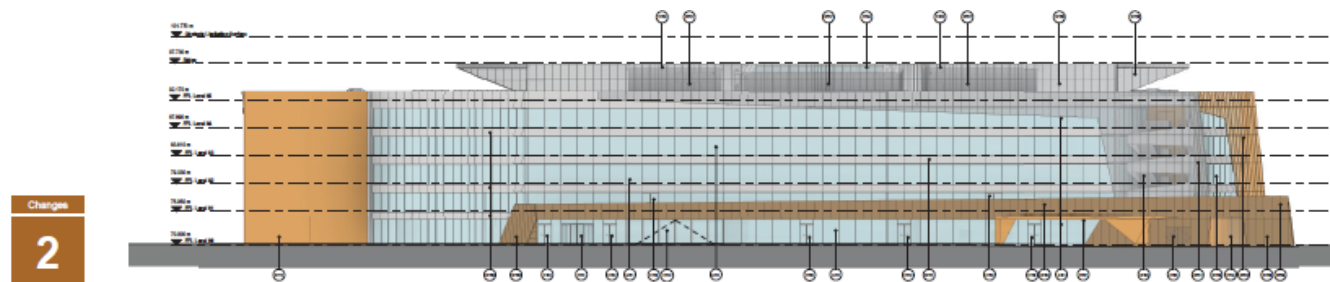
The remainder of the Airport City North area bounds the site to the west.

Description of proposal

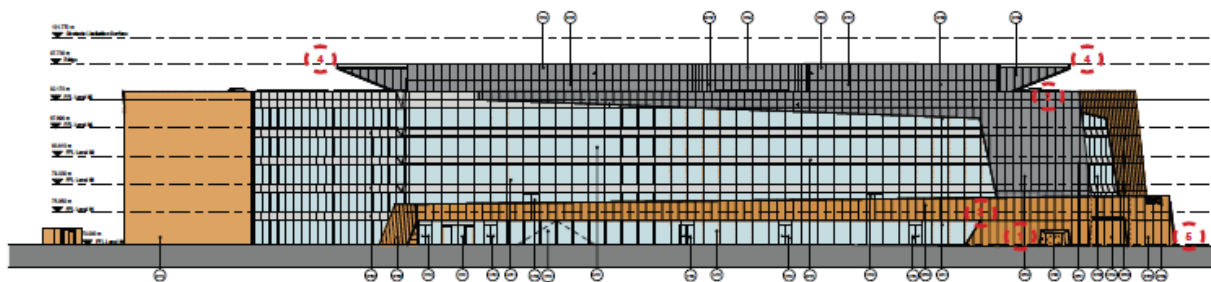
Following the granting of planning permission, the applicant wishes to pursue amendments to reflect the further design work that has been undertaken and reflect their continued growth and aspirations. The amendments proposed are as follows:

North Elevation

- Removal of concierge drop off point and canopy;
- Change escape door to recessed type;
- Re-profile of parapet behind mesh to head of escape stair;
- Change in angle of PV cells.



1 GA North Elevation
Approved Planning Drawing 2020 - North Elevation



1 GA North Elevation
Proposed Planning Drawing 2021 - North Elevation

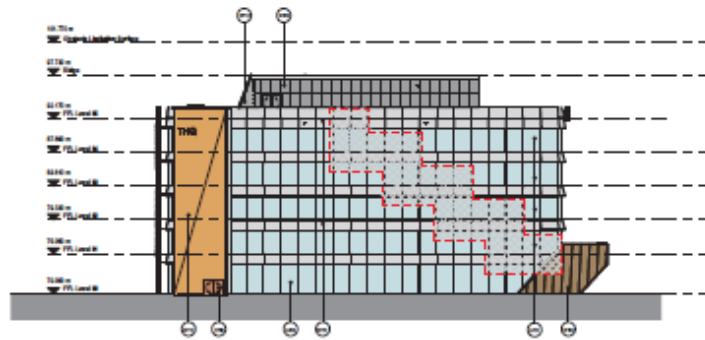
Update to Elevation

Changes to elevation

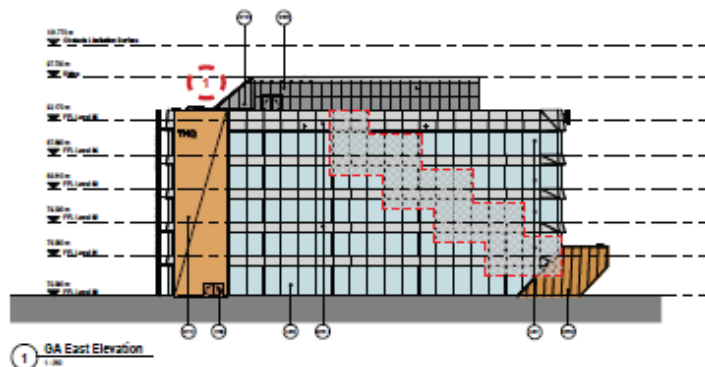
1. Escape door configuration updated
2. Change to parapet behind mesh cladding
3. Removal of concierge drop off point and canopy
4. PV angle change
5. HV transformer room doors omitted

West Elevation

- Removal of concierge drop off point and canopy;
- HV transformer room doors omitted;
- Re-profile of parapet behind mesh to head of escape door;
- Change in angle of PV cells.



Approved Planning Drawing 2020 - East Elevation



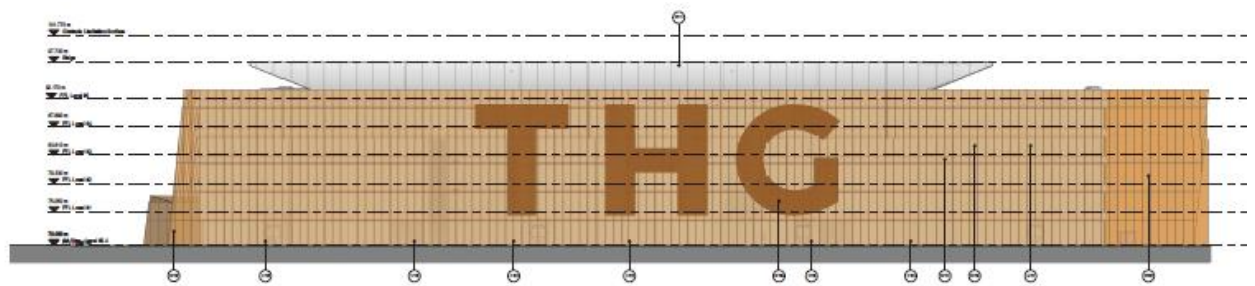
Proposed Planning Drawing 2021 - East Elevation
(hatched zone indicative of phase 2 interface)

(1) Update to Elevation

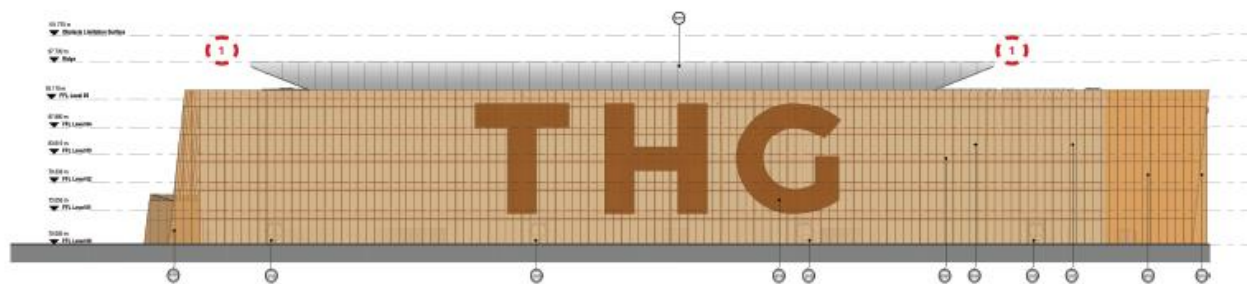
Changes to elevation

1. PV angle change

South Elevation
- Change in angle of PV cells.



Approved Drawing 2020 - South Elevation



Proposed Planning Drawing 2021 - South Elevation

(1) Update to Elevation

Changes to elevation

1. PV angle change

Landscaping

- Removal of the drop off point
- Variation in height of the hedge within the garden
- Variation of the shape of the boundary within the garden

Consultations

Aerodrome Safeguarding Officer - We have no objection to the non-material amendment proposed development.

Highways Services - Highways have no objection to the removal of concierge drop off point and canopy.

Materiality

Section 96A of the 1990 Act (as inserted on 1st October 2009 by sec.190 of the Planning Act 2008) allows a local planning authority in England to make a change to any planning permission relating to land in its area if it is satisfied that the change is not material. In deciding whether a change is material, the authority must have regard to the effect of the change, together with any previous non-material changes, on the planning permission as originally granted.

Following assessment of the amendments proposed it is considered that these are non-material in nature and no objection have been received from statutory consultees. As such the changes will not materially alter the originally approved scheme and are therefore considered to be non-material.

As a result of this change an update to condition numbers 3 (specified plans), 16 (landscaping) and 29 (fallback) are required.

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) The proposed amendments relate to elevational alterations, removal of concierge drop off point and canopy and Change in angle of PV cells on roof top.

2) Following an assessment of the details submitted, the City Council can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes are minor in nature and would not have a significant material impact upon the overall design and external appearance of the previously approved development. It is also considered that the proposals would not have any impact on the visual amenity of the wider area.

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

HIVE-BDP-01-00-DR-A-EN_70_60-0015_P01 - GA Plan- MSCP Third Floor
HIVE-BDP-01-00-DR-A-EN_70_60-0016_P01 - GA Plan- MSCP Roof Level
HIVE-BDP-01-00-DR-A-EN_70_30-0012_P01 - GA Sections - MSCP
HIVE-BDP-01-00-DR-A-EF_25_00-0011_P01 - Strip Sections MSCP - B
HIVE-BDP-ZZ-00-DR-A-PM_30_10_80-0110_P01 - Existing Site Sections
HIVE-BDP-ZZ-00-DR-A-PM_30_10_80-0008_P03 - Proposed Site Plan (Phase 1)
HIVE-BDP-ZZ-00-DR-A-PM_30_10_80-0103_P01 - Existing Site Levels
HIVE-BDP-ZZ-00-DR-A-PM_30_10_80-0104_P03 - Site Constraints
HIVE-BDP-ZZ-00-DR-A-PM_30_10_80-0120_P03 - Illustrative Masterplan - Phase 1
HIVE-BDP-ZZ-00-DR-A-PM_30_10_80-0121_P03 - Illustrative Masterplan - Phase 2+3
HIVE-BDP-ZZ-00-DR-A-ZZ_30_10_80-0140_P02 - Parameters Plan - Phase 1
HIVE-BDP-ZZ-00-DR-A-ZZ_30_10_80-0141_P01 - Parameters Plan - Phase 2 & 3

Design and Access Statement - Pensons / BDP
Planning Statement - Deloitte
Ecological Assessment - AECOM
Environmental Standards Statement - Hoare Lea
Energy Statement - Hoare Lea
Ground Conditions - RoC
Landscaping Strategy - Exterior Architecture
Outline Construction Management Plan - Faithful + Gould
Operational Management and Maintenance Plan - THG
TV Survey - Pager Power
Waste Management Strategy (included in DAS) - THG
Wind Assessment Technical Note - Urban Microclimate
Ventilation Strategy - Hoare Lea
Flood Risk Assessment & Outline Drainage Strategy, RoC
Environmental Statement
Bird Management Plan prepared by BirdStrike Management Ltd

All received by the City Council as local planning authority on the 14th September 2018

Bat Scoping Survey and Badger Survey both prepared by Andy Hamer as received by the City Council as local planning authority on 26th November 2018

1827-EXA-00-00-DR-L-507 Rev C Illustrative Site Sections
HIVE-BDP-ZZ-00-DR-A-PM_30_10_80-0009_P05 - Illustrative Site Plan (Phase 2)
HIVE-BDP-ZZ-00-DR-A-PM_30_10_80-0010_P05- Illustrative Site Plan (Phase 3)
HIVE-BDP-ZZ-00-DR-A-ZZ_30_10_80-0013_P05- Illustrative phasing plans Phases 1-3
HIVE-BDP-ZZ-00-DR-A-PM_30_10_80-0100_P04- Hybrid Planning Application Extents
THQ-BDP-01-00-DR-A-EF_25_00-0001_P04 - Preliminary Strip Section
THQ-BDP-01-00-DR-A-EF_25_00-0002_P04 - Preliminary Strip Section
THQ-BDP-01-00-DR-A-EF_25_00-0003_P04 - Preliminary Strip Section
THQ-BDP-01-00-DR-A-EF_25_00-0004_P04 - Preliminary Strip Section
THQ-BDP-01-00-DR-A-EF_70_60-0003_P06 - GA Plan Second Floor
THQ-BDP-01-00-DR-A-EF_70_60-0004_P06 - GA Plan Third Floor

THQ-BDP-01-00-DR-A-EF_70_60-0005_P06 - GA Plan Fourth Floor
THQ-BDP-02-00-PL-A-2001-P05 - GA Plan MSCP Ground Floor
THQ-BDP-02-01-PL-A-2001-P04 - GA Plan MSCP First Floor
THQ-BDP-02-02-PL-A-2001-P04 - GA Plan MSCP Second Floor
THQ-BDP-02-XX-EL-A-2001-P04 - GA Elevations MSCP- North & South Elevations
THQ-BDP-02-XX-EL-A-2002-P04 - GA Elevations MSCP- East & West Elevations
1827-EXA-00-00-DR-L-504-Rev C - Illustrative Boundary Sections
1827-EXA-00-00-DR-L-507-Rev C - Illustrative Site Sections
HIVE-BDP-ZZ-00-DR-A-PM_30_10_80-0014 - Proposed Temporary Works Phasing Plan
Design and Access Statement Addendum reference THG1(REP)A005_B
THQ Standby generator external noise break-out assessment prepared by BDP dated 23rd
December 2020
All received by the City Council as local planning authority on the 15th January 2021.

THQ-BDP-01-00-DR-A-EF_70_30-0001-P05 - GA Elevations
THQ-BDP-01-00-DR-A-EF_70_30-0002-P04 - GA Elevations
THQ-BDP-01-00-DR-A-EF_70_30-0003-P05 - GA Elevations
THQ-BDP-01-00-DR-A-EF_70_30-0004-P04 - GA Elevations Phase 1 Proposed Context
Elevations
THQ-BDP-01-00-DR-A-EF_70_60-0001-P08 - GA Plan - Ground Floor
THQ-BDP-01-00-DR-A-EF_70_60-0002-P07 - GA Plan - First Floor
THQ-BDP-01-00-DR-A-EF_70_60-0006-P07 - GA Plan - Roof Level
THQ-BDP-01-00-DR-A-EF_70_60-0007-P07 - GA Plan - Roof Plan
THQ-BDP-01-00-DR-A-EF_70_60-0010-P04 - GA Plan - Ground Floor in Context
THQ-BDP-01-00-DR-A-EF_70_80-0001-P06 - GA Sections
THQ-BDP-01-00-DR-A-EF_70_80-0002-P06 - GA Sections
THQ-BDP-01-00-DR-A-EF_70_80-0003-P05 - GA Sections
1827-EXA-00-00-DR-L-100 rev D- general arrangement
1827-EXA-00-00-DR-L-100 - general arrangement

All received by the City Council as local planning authority on the 15th December 2021.

Phase 1 fall back drawings

HIVE-BDP-01-00-DR-A-EF_25_00-9001 - Preliminary Strip Section South Facade Section A
HIVE-BDP-01-00-DR-A-EF_25_00-9002 - Preliminary Strip Section North Facade Section B
HIVE-BDP-01-00-DR-A-EF_25_00-9003 - Preliminary Strip Section East Facade Section C
HIVE-BDP-01-00-DR-A-EF_25_00-9004 - Preliminary Strip Section West Facade Section D
HIVE-BDP-01-00-DR-A-EF_70_60-9003 - GA Plan - Second Floor
HIVE-BDP-01-00-DR-A-EF_70_60-9004 - GA Plan - Third Floor
HIVE-BDP-01-00-DR-A-EF_70_60-9005 - GA Plan - Fourth Floor
THQ-BDP-02-XX-EL-A-9001 - GA Elevations MSCP North & South Elevations
THQ-BDP-02-XX-EL-A-9002 - GA Elevations MSCP East & West Elevations
All received by the City Council as local planning authority on the 15th January 2021.

THQ-BDP-01-00-DR-A-EF_70_30-9001-P02 - GA Elevations North Elevation
THQ-BDP-01-00-DR-A-EF_70_30-9002-P02 - GA Elevations South Elevation
THQ-BDP-01-00-DR-A-EF_70_30-9003-P02 - GA Elevations East & West Elevation
THQ-BDP-01-00-DR-A-EF_70_30-9004-P02 - GA Elevations Phase 1 Proposed Context
Elevations
THQ-BDP-01-00-DR-A-EF_70_60-9001-P02 - GA Plan - Ground Floor
THQ-BDP-01-00-DR-A-EF_70_60-9002-P02 - GA Plan - First Floor
THQ-BDP-01-00-DR-A-EF_70_60-9006-P02 - GA Plan - Roof Level
THQ-BDP-01-00-DR-A-EF_70_60-9007-P02 - GA Plan - Roof Plan
THQ-BDP-01-00-DR-A-EF_70_80-9001-P02 - GA Sections Section A-A / Section B-B

THQ-BDP-01-00-DR-A-EF_70_80-9002-P02 - GA Sections Section C-C / Section D-D
All received by the City Council as local planning authority on the 15th December 2021.

HIVE-BDP-01-00-DR-A-EF_70_80-9003-P02 - GA Sections Proposed Site Sections
Received by the City Council as local planning authority on the 21st December 2021
Glint and Glare Study prepared by PagerPower January 2022 received by the City Council as local planning authority on the 24th January 2022.

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.

16) The approved landscaping scheme of Phase 1 as set out on drawing reference 1827-EXA-00-00-DR-L-100 Rev D shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

29) Should the development of Phase 2 as identified on the approved drawings, not commence within 24 months of the practical completion of the Phase 1 works, the temporary façade and landscaping treatments as indicated in HIVE-BDP-ZZ-00-DR-APM_30_10_80-0014 shall be amended in accordance with drawings:

Phase 1 fall back drawings

HIVE-BDP-01-00-DR-A-EF_25_00-9001 - Preliminary Strip Section South Facade Section A

HIVE-BDP-01-00-DR-A-EF_25_00-9002 - Preliminary Strip Section North Facade Section B

HIVE-BDP-01-00-DR-A-EF_25_00-9003 - Preliminary Strip Section East Facade Section C

HIVE-BDP-01-00-DR-A-EF_25_00-9004 - Preliminary Strip Section West Facade Section D

HIVE-BDP-01-00-DR-A-EF_70_60-9003 - GA Plan - Second Floor

HIVE-BDP-01-00-DR-A-EF_70_60-9004 - GA Plan - Third Floor

HIVE-BDP-01-00-DR-A-EF_70_60-9005 - GA Plan - Fourth Floor

THQ-BDP-02-XX-EL-A-9001 - GA Elevations MSCP North & South Elevations

THQ-BDP-02-XX-EL-A-9002 - GA Elevations MSCP East & West Elevations

All received by the City Council as local planning authority on the 15th January 2021.

THQ-BDP-01-00-DR-A-EF_70_30-9001-P02 - GA Elevations North Elevation

THQ-BDP-01-00-DR-A-EF_70_30-9002-P02 - GA Elevations South Elevation

THQ-BDP-01-00-DR-A-EF_70_30-9003-P02 - GA Elevations East & West Elevation

THQ-BDP-01-00-DR-A-EF_70_30-9004-P02 - GA Elevations Phase 1 Proposed Context Elevations

THQ-BDP-01-00-DR-A-EF_70_60-9001-P02 - GA Plan - Ground Floor

THQ-BDP-01-00-DR-A-EF_70_60-9002-P02 - GA Plan - First Floor

THQ-BDP-01-00-DR-A-EF_70_60-9006-P02 - GA Plan - Roof Level

THQ-BDP-01-00-DR-A-EF_70_60-9007-P02 - GA Plan - Roof Plan

THQ-BDP-01-00-DR-A-EF_70_80-9001-P02 - GA Sections Section A-A / Section B-B

THQ-BDP-01-00-DR-A-EF_70_80-9002-P02 - GA Sections Section C-C / Section D-D

All received by the City Council as local planning authority on the 15th December 2021.
and remain in situ until such time that Phase 2 is brought forward.

Reason - In the interests of visual amenity of the area in which the development is located pursuant to policy DM1 and SP1 of the adopted Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Manchester Airport Safeguarding Officer

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - Within Outer Area
Airport Noise Index Zone - Noise and Nuisance Index - 40-49
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH