

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132210/NMC/2021

Date registered valid: 11 November 2021

Proposal: Non material amendment to planning permission 126944/FO/2020 to alter the timescale for the submission of materials

Address: Land Bound By Dantzic Street, Gould Street, Williamson Street And Bromley Street , (Known As Victoria Riverside), Manchester

Ward(s):

Applicant: - CR Construction (U.K.) Company Limited 55 King Street, Manchester, M2 4LQ

Agent (if any): Mr Jon Suckley Asteer Planning LLP Suite 510, 275 Deansgate , Manchester, M3 4EL

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation: APPROVE

Date of recommendation: 23 November 2021

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

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

This 0.97 hectares vacant site is bounded by Dantzic Street, Gould Street, a railway viaduct and a warehouse unit. It is bisected by Bromley Street which lies in a northwest-southeast orientation. Bromley Street is closed.

The site comprises hardstanding and is secured by a hoarding after all previous buildings and uses were cleared. The topography of the site is relatively flat with a fall in levels from east to west across the site of approximately 3 metres.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The surrounding area is dominated by the railway bridge and arches which are occupied by car garages and microbreweries. A traveller's site is on the opposite side of Dantzic Street.

The site is part of the 'Northern Gateway Strategic Regeneration Framework' area which will be transformed over the next decade through the delivery of new homes, place making and infrastructure to support the City's population growth.

A first phase of development is taking place around Angel Meadow delivering 756 homes (124120/JO/2019). Planning permission also exists for the development of the site to the east, known as North View, for 415 new homes (114860/FO/2016).

The area is highly sustainable. The Northern Quarter, Ancoats and NOMA are a short distance from the site and provide access to a wide range of retail, amenities and services along with a vibrant evening economy. Victoria Station is nearby and provides access to trains, trams and bus services.

Description of development

Non material amendment to planning permission 126944/FO/2020 to alter the timescale for the submission of materials

Consultations & Notification Responses

n/a

Issues

Condition 13 of planning permission 126944/FO/2020 states:

Prior to the commencement of the development within each phase (save for the enabling works phase), all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining in, ventilation/air brick and a strategy for quality control management.

The approved materials shall then be implemented as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

The applicant is currently preparing the sample panel for approval. However, this will not be ready until above groundworks have started. The applicant would like the condition amended as follows:

(a) The approval of the materials for the development hereby approved shall be carried out in accordance with drawing VRS-HBA-XX-XX-DR-A-21_1000 Mock-Up Panel prepared by Hawkins Brown, Victoria Riverside Facade Materials Document prepared by Hawkins Brown and covering letter prepared by Asteer Planning (dated 11 November 2021) stamped as received by the City Council, as Local Planning Authority on the 11 November 2021. The panel shall include samples and specifications of all materials to be used on all external elevations of the development including jointing and fixing details, and ventilation louvre details in the interest of quality control management.

(b) All samples and specifications shall then be submitted for approval in writing by the City Council as local planning authority in accordance with the programme as agreed for part a) of this condition. The development shall be constructed using the approved materials only.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Manchester Core Strategy (2012).

The change is considered to be non material in nature and will ensure a quality development is achieved whilst ground works are underway.

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:

Article 35 Declaration

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

1) The proposed to alter the timescale for the submission of materials.

2) Following an assessment of the details submitted, I 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 will not result in any significant material alterations to the planning approval.

13) (a) The approval of the materials for the development shall be carried out in accordance with drawing VRS-HBA-XX-XX-DR-A-21_1000 Mock-Up Panel prepared by Hawkins Brown, Victoria Riverside Facade Materials Document prepared by Hawkins Brown and covering letter prepared by Asteer Planning (dated 11 November 2021) stamped as received by the City Council, as Local Planning Authority on the 11 November 2021. The panel shall include samples and specifications of all materials to be used on all external elevations of the development including jointing and fixing details, and ventilation louvre details in the interest of quality control management.

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Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

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 - Not Affected

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 3 (high risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: NORTH1