

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131388/FO/2021

Date registered valid: 27 September 2021

Proposal: New enclosed shower block within existing undercroft and new external cycle store provision

Address: Corner Block , Quay Street , Manchester, M3 3HN

Ward(s): Deansgate Ward

Applicant: Mr Peter Barker APAM Ltd 10th Floor Bridgewater House, Whitworth Street, Manchester, M1 6LT

Agent (if any): Mr Freddie Evans AXI Suite 3, 41 South King Street, Manchester, M2 6DE

Case officer: Gerry Reilly
Tel: 0161 234 4163
Email: gerry.reilly@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 15 November 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 19 October 2021 Expired: 9 November 2021

Neighbour notifications

Printed: 19 October 2021 Expired: 9 November 2021

Site notice

Posted: 23 October 2021 Expired: 13 November 2021

Press advert

Published: 26 October 2021 Expired: 16 November 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Deansgate Conservation Area 1985

Tree Preservation Order:

The proposal relates to Corner Block, formerly known as Overseas House. The building is located at the junction of Deansgate and Quay Street. There is access to the car park off Artillery Street. The building currently serves as a commercial office block over 6 floors with a convenience store located on the ground floor.

The proposal involves the creation of a new shower block under the existing undercroft at the rear of Corner Block, Manchester. This will serve the tenants within the building and have direct access from the car park if people cycle to work. DDA provision is already accounted in the building, with 2no showers provided, these are accessed via the main entrance off Quay St. The proposed new shower block area measures circa 580 sqft. Externally there are minor modifications, including the installation of a new sheltered bike store. The proposed enclosure shall follow the building line and be finished in render.

The proposed development will be a new shower block built under the existing undercroft at the rear of the building, with access from the car park which you enter off artillery street. The intention is to create new showers and amenity for the tenants within the building. The proposed shower block is to extend to the same footprint as the building, enclosed with a new lightweight SFS system which will be rendered in mid grey. There will be a new access controlled door entering into a lobby from there users can enter the shower area or head directly into the circulation route to the office floors or reception.

Access to the proposed shower block is from the existing car park, which can be accessed off Artillery Street. There is level access into the lobby and stepped access into the building and circulation areas. DDA access is via the main entrance off Quay St, where there is access route for 2no DDA showers already in situ within the building.

Description of area

Description of development

Consultations & Notification Responses

Publicity - The application has been advertised in the Manchester Evening News as affecting a Conservation Area and Listed Buildings. A site notice was also displayed and the occupiers of nearby properties have been notified.

Highways - have been consulted on the proposals and made the following comments

HIGHWAYS RESPONSE

The proposed shower block and cycle store extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway.

Access to the shower block and new cycle store will be via the car park at the rear of the property. Access to the car park is gained via Artillery Street. The block will provide level access to the lobby and stepped access into the building and circulation areas. A DDA compliant access is in place via the main entrance off Quay Street. This arrangement is acceptable to Highways.

It is expected that refuse servicing will be unaffected and continue as present.

The current on-site parking offering is to be retained and as such, Highways have no concerns regarding vehicular build up on- street.

The bike store will provide provision for 10 cycles, an increase of two spaces. This is acceptable to Highways.

Given the minimal scale of construction works involved, the level of construction vehicles is unlikely to generate any significant on-street parking demands.

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

In light of the above, Highways have no objections to the proposed development.

Issues

POLICIES

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (July 2021) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019 and 20 July 2021. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so. It provides a mechanism through which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework has been related to the proposed development, with particular emphasis given to the following:

- o Chapter 8: Promoting healthy and safe communities.
- o Chapter 12: Achieving well-designed places.

2. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012 - It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long-term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies are relevant to the proposed development:

- o Policy DM 1 (Development Management)
- o Policy SP1 (Spatial Principles)
- o Policy EN1 (Design Principles and Strategic Character Areas)

3. Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.

The following policies are considered relevant

- o Saved Policy DC18.1e (Conservation Areas) states "Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas".
- o DC19.1d (Listed Buildings) states that the City Council will "seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features"

ISSUES

Principle

The principle of the proposal to create an enclosed shower block is considered acceptable. Notwithstanding this, consideration must be given to proposal's impact upon existing levels of highway safety and visual amenity.

Visual amenity - the applicants are proposing external materials of new lightweight SFS system rendered finish in mid grey, brick base to match existing. A materials condition will be attached to this permission to assess the impact of the materials on the nearby St John Street Conservation Area and the rear of listed buildings facing St John Street

Highway Safety - Highways have been consulted on the proposals and they have said they have no objections to the proposed development. The proposals are considered to be acceptable in terms of highway safety.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the proposed development responds positively to The National Planning Policy Framework (July 2021); policies SP1, DM1, EN1, and T2 The Manchester Core Strategy Development Plan Document (July 2012); and saved policy DC18.1 and DC19.1 of the Unitary Development Plan (1995).

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

In assessing the merits of an application for planning permission officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this case assistance was provided to the applicant in regard to illustrating that their development would be accessible to people who are mobility impaired

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:

Drawings

Drawing no. 01 Proposed STRUCTURAL LAYOUTS

Drawing no. AXI 100 REV 00 Proposed GF SHOWER FACILITIES LAYOUT

Drawing no. AXI 110 REV 00 Proposed EXTERNAL CYCLE STORE

Drawing no. AXI 160 REV 00 Proposed EXTERNAL ELEVATIONS

Location Plan received all received 17 Aug 2021

Documents

Design & Access Statement received 27 Sep 2021

Supporting Information received 15 Sep 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) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

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.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Star Clinic, Room 2 Third Floor, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
MYA Cosmetic Surgery Manchester, 262 Deansgate, Manchester, M3 4BG
Flat 10, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Flat 9, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Flat 8, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Flat 7, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Flat 6, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Flat 5, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Flat 4, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Flat 3, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Flat 2, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Flat 1, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Third Floor, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
Unit 1, Overseas House, Quay Street, Manchester, M3 3HN
Shop Next To 244, Deansgate, Manchester, M3 3HN
Second Floor, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
Basement, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
Ground Floor, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
First Floor, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
8 - 8A St John Street, Manchester, M3 4DU
242 Deansgate, Manchester, M3 4BQ
Healthworks, 14 - 16 St John Street, Manchester, M3 4DZ
Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
258 - 260 Deansgate, Manchester, M3 4BG
246 - 252 Deansgate, Manchester, M3 4BG
Overseas House, Quay Street, Manchester, M3 3HN
Unit 2, Overseas House, Quay Street, Manchester, M3 3HN
Sainsbury's Ground Floor, Overseas House, Quay Street, Manchester, M3 3HN
12 St John Street, Manchester, M3 4DY
The Loft, 13 Quay Street, Manchester, M3 3HN
Centre For Men's Health Limited, 10 St John Street, Manchester, M3 4DY

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
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Deansgate Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CITY1