

Application Number/s: 132114/FO/2021

Applicant: City Tower Unit Trust

Agent: CBRE

Location: City Tower, Piccadilly Plaza, Manchester

Proposal: Installation of louvres floors 03-27 (NE and SW elevations)

Ward: Deansgate

Description of Site and Surrounding Area

The application relates to City Tower, a 30-storey office building within Manchester City Centre. The building dates to the 1960s. Most of the building is used as office space, with different uses predominantly falling within 'Class E' too at ground floor level. The building is not listed and is not within a Conservation Area. However, the building is proximate to the Upper King Street Conservation Area.

Description of Proposal

The application seeks permission to install eight louvres at each level of floors 03-27. The louvres are to be positioned within the top-lights of the existing windows of bays 6, 8, 33 and 35 and would run uniformly up the building. The proposed louvres are Gilberts WH75 model, specifically designed for high rise buildings. The RAL colours is to match existing cladding. The louvres dimension are 350mm x 1220mm.

Publicity LBC

Site Notice/s Posted and Dates: Not Required

Press Adverts Published and Dates: Not Required

Neighbour Notification: Notified 19 November 2021

Representations Received: No Comments Received

Consultations

Environmental Health

No objection. Commented that there may need to be some consideration to function room/event space on Floor 02 due to potential noise breakout. However, the louvres are not to Floor 02.

Save Unitary Development Plan Policies:

No relevant saved policies.

Core Strategy Policies:

- Spatial Principles (SP 1)
- Adaptation to Climate Change (EN 8)

- Heritage (EN 3)
- Development Management (DM 1)

National Planning Policy Framework Policies:

- Achieving Sustainable Development (2)
- Decision-making (4)
- Achieving well-designed places (12)
- Meeting the challenge of climate change, flooding and coastal change (14)
- Conserving and enhancing the historic environment (55)

Assessment

Design & Conservation

The application property is not listed and is not located within a Conservation Area. However, the application property is adjacent to the Upper King Street Conservation Area. Despite this, the scale and type of the development proposed would have negligible impact to the character and appearance of the Conservation Area and is acceptable, according with CS Policy EN3 and the NPPF.

The proposed louvres would marginally change the appearance of the building. The louvres, however, are to be installed systematically to the building in such a way that they would look orderly. In addition, the RAL colour of the louvres and their fitting to the top-lights would limit the impact on the appearance of the building. As such, it is considered the louvres would have minimal impact on the building's appearance, according with Part 12 of the NPPF and CS Policies SP1 and DM1.

Amenity

The proposed louvres would not be expected to cause any undue impact to the amenity of occupiers of the building nor occupiers/users of nearby buildings. The proposed louvres are designed to increase fresh airflow to the office space, which would be expected to improve the air quality of the building and increase the amenity of occupiers and users of the office space. As such, in this regard, the proposal accords with Section 12 of the NPPF and CS Policy DM1.

Climate Change

The proposed louvres are designed to increase airflow to the office space within the building. In turn, it would be expected that this would allow the control of overheating of the building through passive design. As such, the proposal accords with CS Policy EN8 and Section 14 of the NPPF.

Conclusion

The proposed development is acceptable and constitutes sustainable development. As such, the proposal accords with Paragraph 11 of the NPPF. Paragraph 11 states that there is a presumption in favour of sustainable development and development that meets this standard should be approved without delay.

RECOMMENDATION:

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

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary

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:

- Location Plan (1:1250 at A4 'Site Location Plan' undated) - Received 02 November 2021

- Existing Arrangement (Drawing MHBC-011-DD-DE101 Revision 01 dated 21 October 2021) - Received 02 November 2021

- Existing and Proposed Floor Plan (Drawing MHBC-011-DD-GA101 dated 21 October 2021) - Received 02 November 2021

- Proposed Arrangement (Drawing MHBC-011-DD-DE-102 Revision 03 dated 21 October 2021) - Received 02 November 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.