

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132026/NMC/2021

Date registered valid: 25 October 2021

Proposal: Non material amendment application to Condition 2 attached to planning permission 125294/FO/2019 to allow for minor amendments to the proposed elevations

Address: Printworks , Withy Grove, Manchester, M4 2BS

Ward(s):

Applicant: DTZ Investors C/o Agent

Agent (if any): Mrs Heather Lindley-Clapp Nexus Planning Eastgate, 2 Castle Street, Manchester, M34LZ

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

Recommendation: Approve

Date of recommendation: 8 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

Listed building: Not applicable

Conservation area: Shudehill Conservation Area 1987

Planning History

-A non-material amendment ref. 128219/NMC/2020 was approved in 2020 for the following amendments:

The high level 'Adventure Golf' signage has been removed, illuminated landlord signage has been altered and moved to a high level at both ends of the street, high level tenant signage is replaced at Dantzic St / Balloon St corner and matching included at the left hand of elevation.

- Applied graphic extent shown for back-of-house areas of shopfronts and fascia signs, corner signs and projecting signs are shown.
- The LED screen at the corner of Dantzic St / Balloon St and the LED screen advertisement boards have been removed and replaced with stretch fabric artwork. This stretch fabric extent covers full brick bays and is required to give a finish where existing advertisements are removed.
- The number of totem lights at high level have been reduced to co-ordinate with the stretch fabric elements, and new brick infill panels are shown to provide finish where existing elements are removed.
- The changes on the proposed Withy Grove and Corporation Street elevation include the provision of the graphic extent shown for back-of-house areas of shopfronts and window signs and projecting signs.
- The frameless LED screen on the main elevation on Withy Grove has been replaced with a framed screen of the same size.
- The changes on the proposed Corporation Street Entrance elevation are minor and comprise the addition of window film and external window signs.

Issues

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.

This application seeks approval of a series of non-material amendments to the approved planning permission 125294/FO/2019 which are:

The high level 'Adventure Golf' signage has been removed, illuminated landlord signage has been altered and moved to a high level at both ends of the street, high level tenant signage is replaced at Dantzic St / Balloon St corner and matching included at the left hand of elevation.

- Relocation of the feature lighting totem at the Corporation Street entrance facing the Co-op and Nuffield Health frontages.
- The LED screen above the Withy Grove entrance has been updated and the corners of the screen will be squared off rather than rounded.
- Applied graphic extent shown for back-of-house areas of shopfronts and fascia signs, corner signs and projecting signs are shown.
- The changes on the proposed Withy Grove and Corporation Street elevation include the provision of the graphic extent shown for back-of-house areas of shopfronts and window signs and projecting signs.
- The frameless LED screen on the main elevation on Withy Grove has been replaced with a part-framed screen of the same size.
- The changes on the proposed Corporation Street Entrance elevation are minor and comprise a new entrance screen to the Nuffield Health lift lobby.

Overall it is considered that the proposed revision is of a minor nature and would have no additional impact upon either visual or residential amenity than the originally approved scheme.

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

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

1) Following an assessment of the details submitted, it is hereby confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed amendments would not have a material impact upon the previously approved scheme, would not adversely affect visual or residential amenity within the area, would not have a material impact upon the overall quality of the development, and there are no material planning considerations to indicate otherwise.

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

Existing Site Plan references:

- PL(0002) revision P1 - 'Existing Ground Floor Plan'
 - PL(0003) revision P1 - 'Existing First Floor Plan'
 - PL(0010) revision P1 - 'Existing Roof Plan'
 - PL(0013) revision P1 - 'Level 00 Existing Corporation Street Entrance Plan'
- Stamped as received by the Local Planning Authority on 28 October 2019.

Existing Elevations references:

- PL(0020) revision P1 - 'Existing Elevation Dantzic and Balloon Street'
 - PL(0022) revision P1 - 'Existing Elevation Withy Grove and Corporation Street'
 - PL(0023) revision P1 - 'Existing Elevation Corporation Street Entrance'
 - PL(0035) revision P1 - 'Existing Sections Dantzic Street and Withy Grove Entrances'
- Stamped as received by the Local Planning Authority on 28 October 2019.

CGI's, produced by CDA, references:

- PL(1040) - '3D Viz, Dantzic Street, Arndale'
 - PL(1041) - '3D Viz, Dantzic Street, Shudehill'
 - PL(1043) - '3D Viz, Corp Street, Entrance'
 - PL(1044) - '3D Viz, Corp Street, Vic Station'
 - PL(1045) - '3D Viz, Withy Grove, Exchange Square'
 - PL(1046) - '3D Viz, Withy Grove, Entrance'
 - the Atelier - Heritage Statement ref:1842, dated October 2019
 - the Nexus Planning Statement
 - the Cundall - Printworks Lighting Concept document
 - the Design and Access Statement
- Stamped as received by the Local Planning Authority on 28 October 2019.

Proposed Drawings referenced:

- PWM-CDA-01-ZZ-DR-A-PL(1002) revision P3 - 'Proposed Ground Floor Plan'
- PWM-CDA-01-ZZ-DR-A-PL(1003) revision P3 - 'Proposed First Floor Plan'
- PWM-CDA-01-ZZ-DR-A-PL(1010) revision P2 - 'Proposed Roof Plan'
- PWM-CDA-01-ZZ-DR-A-PL(1013) revision P3 - 'Level 00 Existing Corporation Street Entrance Plan'
- PWM-CDA-01-ZZ-DR-A-PL(1020) revision P7 - 'Proposed Elevation Dantzic and Balloon Street'
- PWM-CDA-01-ZZ-DR-A-PL(1022) revision P6 - 'Proposed Elevation Withy Grove and Corporation Street'

PWM-CDA-01-ZZ-DR-A-PL(1023) revision P4 - 'Proposed Elevation Corporation Street Entrance'

PWM-CDA-01-ZZ-DR-A-PL(1035) revision P4 - 'Proposed Sections Dantzic Street and Withy Grove Entrances'

PWM-CDA-01-ZZ-DR-A-PL(1036) revision P3 - 'Proposed Corporation Street Elevations/Sections'

PWM-CDA-01-ZZ-DR-A-PL(1037) revision P4 - 'Proposed Dantzic Street Section A-A, B-B and C-C', and

PWM-CDA-01-ZZ-DR-A-PL(1038) revision P5 - 'Proposed Signage Elevations'

Stamped as received by the Local Planning Authority on 25 October 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, and saved policy DC18.1.

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

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

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Conservation Area - Shudehill Conservation Area 1987

Susceptible to Surf Water Flood (Less) -

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) -

Area Team Boundary - Name: CITY1