

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131814/NMC/2021

Date registered valid: 4 October 2021

Proposal: Application for a non-material amendment to application ref no 112034/FO/2016/C2 (as amended by 128213 and 121311) comprising removal of 3 glazed panels to be replaced with aluminium louvres,

Address: Aytoun Building, Aytoun Street, Manchester, M1 3GH

Ward(s): Piccadilly Ward

Applicant: Aytoun Street Developments Ltd Chorlton SARL & Deansgate SARL
C/o Agent

Agent (if any): Mr Steve Gorman Chapman Taylor Bass Warehouse, 4 Castle Street,
Castlefield, Manchester, M3 4LZ

Case officer: Angela Leckie
Tel: 0161 234 4651
Email: angela.leckie@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 20 October 2021

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: 19 October 2021

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

Listed building: Not applicable

Conservation area: Whitworth Street Conservation Area 1985

Tree Preservation Order: Not applicable

See 112034

Description of area

See 112034

Description of development

Consent is sought for a non-material amendment to application ref no 112034/FO/2016/C2 (as amended by 128213 and 121311) comprising removal of 3 glazed panels to be replaced with aluminium louvres at ground floor level facing onto the public realm.

Consultations & Notification Responses

None

Issues

The proposed amendments relate to changes resulting from detailed design development and technical design development to facilitate the practical operational needs of the commercial units.

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 changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development

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 and plans submitted, it is 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 changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development

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

(a) Site and location plan 901 Rev 02 and 901 Rev 02;

(b) C049KAM-CTA-00-00-DR-A-07001 , C049KAM-CTA-00-00-DR-A-07001, C049KAM-CTA-00-02-DR-A-07003 , C049KAM-CTA-00-XX-DR-A-07010 , C049KAM-CTA-00-XX-DR-A-07010 , C049KAM-CTA-00-XX-DR-A-07011 , C049KAM-CTA-00-XX-DR-A-07011, 103 Rev 04, 112 Rev 04 as amended by C049KAM-CTA-F0-12-DR-A-07012, 113 Rev 04 as amended by C049KAM-CTA-F0-13-DR-A-07013 , 114 Rev 04, 115 Rev 04, C049KAM-CTA-RF-15-DR-A-07004, C049KAM-CTA-F1-ZZ-DR-A-07005 , C049KAM-CTA-E1-ZZ-DR-A-07008, 500 Rev 04, 501 Rev 04, 502 Rev 04, 503 Rev 04, C049KAM-CTA-00-XX-DR-A-07012, C049KAM-CTA-F0-ZZ-DR-A-07006, C049KAM-CTA-F1-ZZ-DR-A-07007 and 607 Rev 04 as amended by C049KAM-CTA-C0-XX-DR-A-07901, C049KAM-CTA-C0-XX-DR-A-07902, C049KAM-CTA-C0-XX-DR-A-07903, C049KAM-CTA-C0-XX-DR-A-07904, C049KAM-CTA-C0-XX-DR-A-07905, C049KAM-CTA-C0-XX-DR-A-07906, C049KAM-CTA-C0-XX-DR-A-07907 and C049KAM-CTA-C0-XX-DR-A-07908

(c) Recommendations in Redmore Environmental's Air Quality Assessment dated 25-05-16 as amended by Addendum dated 15-07 -16;

(d) Recommendations contained in Hannan Associates Energy and Environmental Standards Statement dated 17 May 2016 in relation to compliance with with the MCC's Policy EN6.C049KAM-CTA-F0-13-DR-A-07013

(e) Recommendations in Crime Impact Assessment Version B : 26th May 2016 REFERENCE: 2016/0248/CIS/01;

(f) Mitigation and Recommendations contained in Buro Happolds Kampus, Aytoun Street, Manchester Flood Risk Assessment & Drainage Strategy Rev 02 dated 25 May 2016;

(g) Details in Melissa Wilson's e-mails dated 05-08-16 (Fibre Optic Broadband) and 11-08-16 (Electric Car Charging); and

(h) Refuse Strategy in section 5.5 of Mecanoo Design and Access Statement 25-05-16 Rev 02 and comments included in the Deloitte Kampus (Main Scheme) - Schedule of Consultee Comments August 12 2016

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP 1, CC3, H1, H8, CC5 , CC6 , CC7, CC9 , CC10, T1, T2 , EN1, EN2 , EN3 , EN6 , EN 8, EN9, EN11, EN14, EN15, EN 16 , EN17, EN18, EN19, DM 1 and PA1 saved Unitary Development Plan polices DC18.1 DC19.1 , DC20 and DC26.1.

2) The proposed amendments relate to changes resulting from detailed design development and technical design development.

Appendix 1 – List of consultees & neighbours notified

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 - Whitworth Street Conservation Area 1985

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: CITY2

Area Team Boundary - Name: CITY1