

Planning

Growth & Development

Delegated officer report for planning application

Application no.	131406/NMC/2021
Date registered valid:	18 August 2021
Proposal:	Non material amendment to application ref no 113363/FO/2016 (as amended by 117349, 117951, 120825, 123802, 124418, 127423, 128121 and 129533) comprising alteration of opening to existing stair-core from window to a door and replacement of central opaque panel to a clear glazed panel within arched windows on the tram side elevation.
Address:	Crusader Works , 66-72 Chapeltown Street, Manchester, M1 2WH
Ward(s):	Piccadilly Ward
Applicant:	Mr John Moffatt Capital + Centric Crusader Works, 66-72 Chapeltown Street, Manchester, M1 2WH
Agent (if any):	Ms Emma-Jane Dawson shedkm Tempest, Tithebarn Street, Liverpool, L2 2DT
Case officer:	Angela Leckie Tel: 0161 234 4651 Email: angela.leckie@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	29 September 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

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

131407/JO/2021

Description of development

131407/JO/2021

Consultations & Notification Responses

None

Issues

See 131407/JO/2021

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) Buildings 1, 2 and 3

(a) Site and location plan CW SKM (00)001a, 004a and 002;

(b) Dwgs CW SKM (00) 002a, CW SKM (00) 110a, CW SKM (00) 111a, CW SKM (00) 112a, CW SKM (00) 113a, CW SKM (00) 114a, CW SKM (00) 115a, CW SKM (00) 116a, CW SKM (00) 117a, CW(00)401g CW(00)402 g, CW(00)403 g, CW(00)404 g, CW(00)405 g, CW(00)406 g, CW(00)407 g, CW(00)408 g, CW(00)409 g, CW(00)410 g, CW(00)411 g, CW(00)412 g, CW(00)413 g, CW(00)414 g, CW(00)415 g, CW(00)416 g, CW(00)417 g and CW(00)418 g;

(c)Dwgs CW SKM (00) 170 n, CW SKM (00) 171 f, CW SKM (00) 172 f, CW SKM (00) 173 f CW SKM (00) 174 f, CW SKM (00) 175 f, CW SKM (00) 176 f, CW SKM (00) 177 f, CW SKM (25) 220, CW SKM (25) 221, CW SKM (25) 222 f, CW SKM (25) 223, CW SKM (25) 224, CW SKM (25) 225 CW SKM (25) 226 and CW SKM (25) 227;

(d) CW SKM (00) 215 e, CW SKM (00) 216 d, CW SKM (00) 217 g, CW SKM (00) 219 e, CW SKM (00) 220 e CW SKM (00) 222 e, CW SKM (00) 310a, CW SKM (21) 500a, CW EXG SKM (22) 500, CW EXG SKM (22) 501, CW SKM (31) 201b and CW SKM (31) 203, CW SKM (00) 176a, CW SKM (00) 177a, CW SKM (00) 178a, CW SKM (00) 179a, CWSKM(26)100 and CWSKM(26)110a; and

(e) CW SKM (25) 220a, CW SKM (25) 221a, CW SKM (25) 222a, CW SKM (25)223a, CW SKM (25) 224a, CW SKM (25) 225a, CW SKM (25) 226a

(f) CW SKM (20) 205 E, 206 d, 207 E and 208 B;

(g) Recommendations in Crime Impact Assessment Version A : 26th April 2016 REFERENCE: 2016/0223/CIS/01; and

(h)Dwgs CW EXG SK M (20) 100 B1-B3, SK21601-006 and Waste Management Strategy for Buildings 1-3 dated 29-09-16.

(B) Building 4

(a) CW SKM (00) 001a and CW SKM (00) 004a;

(b) CW SKM (00) 002a;

(c) CW NBD (00) 140, CW NBD (00) 141, CW NBD (00) 142, CW NBD (00) 143, CW NBD (00) 144, CW NBD (00) 145, CW NBD (00) 205a and CW NBD (00) 206d;

(d) CWSKM(20)200, CWSKM(20)201 a, CWSKM(20)202, CWSKM(20)203, CW NBD (00) 300a and CW SKM (00) 180; and

(e) Dwgs CW EXG SK M (20) 101 B4, SK21601-006 and Waste Management Strategy for Building 4 dated 29-09-16

(C) Bridge Link buildings 3-5

Dwgs SKM (26)160, 161, 162 and 163

Reason - To ensure that the development is carried out in accordance with the approved plans and 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 DC19.1 , DC20 and DC26.1.

2) The proposed amendments relate to changes as follows: alteration of opening to existing stair-core from window to a door and replacement of central opaque panel to a clear glazed panel within arched windows on the tram side elevation.

The changes have resulted from detailed design development following the granting of planning permission.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

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

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

HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)

Area Team Boundary - Name: CITY2