

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 131326/NMC/2021

**Date registered valid:** 12 August 2021

**Proposal:** Non material amendment to planning permission 127260/FO/2020 (as amended under ref. 129153/NMC/2021) to facilitate elevational alterations to stair, planters and lift shaft including modifications to materials

**Address:** Former Bauer Millett Site , Albion Street, Manchester

**Ward(s):** Deansgate Ward

**Applicant:** Salboy Central Ltd Former Bauer Millett Site, Albion Street, Manchester

**Agent (if any):** Mr Niall Alcock Deloitte LLP The Hanover Building , Corporation Street, Manchester, M4 4AH

**Case officer:** Jennifer Atkinson  
Tel: 0161 234 4517  
Email: jennifer.atkinson@manchester.gov.uk

**Recommendation:** Approve

**Date of recommendation:** 26 August 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**

The Viadux development is located in Manchester City Centre and is bound by the Grade II\* Listed former Manchester Central Railway Station (now Manchester Central Convention Centre) to the north, Albion Street to the east, the rear service courtyard to Beetham Tower to the west and the Deansgate-Castlefield Metrolink station and Deansgate Locks to the south.

Viadux is a high profile development that will signify a key arrival point into the southern part of the City Centre. It also sits at a pivotal location in the context of the City Centre's economic growth and regeneration strategies. Viadux lies at the juncture between established commercial districts including: the Central Business District, St Peter's Square, the Conference Quarter and Spinningfields; established regeneration initiatives within the Oxford Road Corridor and First Street; and more recent regeneration areas that are gathering momentum, most notably the new city neighbourhood and centre for culture, enterprise and innovation being created at St John's, the Knott Mill masterplan area, and the emerging Great Jackson Street neighbourhood which is anchored by the near completed Deansgate Square.

The staircase and lift connection linking Great Bridgewater Street to the viaduct is a key component of the development, which will create for the first time a legible, attractive entry sequence from Deansgate-Castlefield Metrolink Station directly into the city centre to the north.

The enclosed application relates to land at the north western-corner of the scheme. The Site comprises the westernmost arch of the Grade II Listed Castlefield Viaduct fronting onto Great Bridgewater Street and the parcel of land on Great Bridgewater Street between the viaduct and the Hilton Hotel.

The eastern part of the Site, within the arches, has until very recently been used for car parking. The western part of the Site on Great Bridgewater Street is currently unused land, comprising hoarding and poor quality landscaping along Great Bridgewater Street.

**Listed building:** Not applicable

**Conservation area:**

**Tree Preservation Order:**

**Description of area**

**Description of development**

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**Consultations & Notification Responses**

n/a

**Issues**

The proposed amendments to the plans approved under Condition 3 are detailed below:

- North, west and south faces have moved outward by 150mm with the stair and planter width increased to match.
- Slate lift shaft cladding changed to Polished Precast Concrete with black and green aggregates.
- Stair treads/risers/landings and planter changed from slate to Kobra Green Granite.
- Vertical patterning/joint positions developed.
- Eastern façade developed in terms of beam depth to match width of side walls.
- Planter length increased and adjacent planting at grade removed and replaced with varying height cobbles due to lack of daylight and substrate depth to achieve successful plant growth.
- Overall height increased to 47.525 (i.e. 25mm increase).

The proposed amendments result in a development that is substantively unchanged from that approved. The proposed amendments do not impact upon the conclusions of the approved technical assessments or Environmental Impact Assessment.

**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:**

### **Article 35 Declaration**

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

1) The proposed to are to facilitate elevational alterations to stair, planters and lift shaft including modifications to materials

2) Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

3) The development hereby approved shall be carried out in accordance with the following additional drawings:

10337-Z1-A-B5D9-G200-EL-XX-002 Rev 04 and 10337-Z1-A-B5D9-G200-PL-XX-001 Rev 04 stamped as received by the City Council, as Local Planning Authority, on the 12 August 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.

## **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

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CITY1