

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130444/FO/2021

Date registered valid: 17 May 2021

Proposal: Replacement of brickwork, replacement of timber cladding with non combustible cladding replacement, replacement decking, replacement balustrades and associated elevational alterations

Address: Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR

Ward(s): Hulme Ward

Applicant: Mr Chris Brocklehurst, Landmark (Bolton) Limited, C/o Premier Estates Limited, 72-74 King Edward Street, Macclesfield, M15 6AR

Agent (if any): Mr Adam Southern, Buttress, 41 Bengal Street, Manchester, M4 6AF

Case officer: Jennifer Connor
Tel: 0161 234 4545
Email: jennifer.connor@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 12.07.2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 08.07.2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 28 May 2021 Expired: 18 June 2021

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/area

The area is mixed in character, being residential, near to commercial and other non residential uses situated a short distance from the boundary with the City Centre.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

Replacement of brickwork, replacement of timber cladding with non combustible cladding replacement, replacement decking, replacement balustrades and associated elevational alterations

Consultations & Notification Responses

None received

Policy

The following policy and guidance is considered relevant to the consideration of this application:

- Policies DM1 and SP1 of the Manchester Core Strategy;
- Saved policy DC26 of the UDP;
- Guide to Development in Manchester (SPD);
- National Planning Policy Framework (NPPF).

Issues

Principle

The principle of the development is considered necessary and satisfactory, in order to allow the replacement of potentially combustible external materials, with a new, safer cladding system. Subject to the impacts to visual and residential amenity, the proposal is considered acceptable and compliant with the aforementioned policy and guidance.

Visual Amenity

It is envisaged that the proposed materials are similar in appearance to that of the existing building or a better quality product and will involve the replacement and upgrade of existing external materials. It is not therefore believed there would be harm caused to either the character of the host building, the appearance of the area or the visual amenity of neighbouring occupiers.

Residential Amenity

Whilst there will be some disruption to existing and neighbouring occupiers, it is anticipated that this will be short lived and temporary in duration. As a safeguard, a condition has been included which will require the submission and agreement of a construction management plan in order to ensure working practices take account of residential amenity, highway safety and local air quality.

A condition has been included which will require details of acoustic insulation and post completion testing, in order to ensure the proposed cladding performs to the same standard (or better) acoustically as that of the current cladding.

Fire Safety

The safety credentials of the proposed cladding would be subject to assessment as part of a separate building regulation application. An informative has been included to advise that separate approval for this is required.

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

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

Condition(s) to be attached to decision for approval

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:

Drawings numbered

Drawings : 9028

(01)101 - Existing site plan

(01)102 - Existing typical floor plan - Type 1 - Floor levels 1,3,5 and 7

(01)103 - Existing typical floor plan - Type 2 - Floor levels 4,6,8 and 9

(02)101 - Existing Internal North elevation

(02)102 - Existing East Elevation

(02)103 - Existing South Elevation

(02)104 - Existing West Elevation

(02)105 - Existing North Gable Elevation

(04)020 - Existing small balcony details

(04)021 - Existing large balcony details

(05)102 - Proposed typical floor plan - Type 1 - Floor levels 1,3,5 and 7

(05)103 - Proposed typical floor plan - Type 2 - Floor levels 4,6,8 and 9

(05)201 - Proposed ground floor reflected soffit plan

(05)202 - Proposed typical reflected ceiling plan type 1 - Floor levels - 1,2,3,4

(05)203 - Proposed typical reflected ceiling plan type 2 - Floor levels - 5,6,7,8,9

(06)101 - Proposed Internal North elevation

(06)102 - Proposed East Elevation

(06)103 - Proposed South Elevation

(06)104 - Proposed West Elevation

(06)105 - Proposed North Gable Elevation

(08)020 - Proposed small balcony details

(08)021 - Proposed large balcony details

(08)022 - Proposed typical walkway balustrade details

(08)023 - Proposed apartment door details

Additional information

Information sheet - Rockpanel FS-Xtra cladding

Information sheet - Cedral click cladding

Information sheet - Alideck Aluminium decking

Information sheet - Metal profile deck to walkway

Information sheet - Liquid applied waterproof membrane

Received by the City Council as Local Planning Authority on 17 May 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.

3) The materials to be used on the external surfaces of the proposal hereby permitted be as stated on the application forms and approved drawings.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

- o A construction programme including phasing of works;
- o 24 hour emergency contact number;
- o Expected number and type of vehicles accessing the site: o Deliveries, waste, cranes, equipment, plant, works, visitors; o Size of construction vehicles; o The use of a consolidation operation or scheme for the delivery of materials and goods; o Phasing of works;
- o Means by which a reduction in the number of movements and parking on nearby streets can be achieved (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction): Programming; Waste management; Construction methodology; Shared deliveries; Car sharing; Travel planning; Local workforce; Parking facilities for staff and visitors; On-site facilities; A scheme to encourage the use of public transport and cycling;
- o Routes for construction traffic, avoiding weight and size restrictions to reduce unsuitable traffic on residential roads;
- o Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within or near the site;
- o Locations for storage of plant/waste/construction materials;
- o Arrangements for the turning of vehicles, to be within the site unless completely unavoidable;
- o Arrangements to receive abnormal loads or unusually large vehicles;
- o Swept paths showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available;
- o Any necessary temporary traffic management measures;
- o Measures to protect vulnerable road users (cyclists and pedestrians);
- o Arrangements for temporary facilities for any bus stops or routes;
- o Method of preventing mud being carried onto the highway;
- o Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

5) a) Before the development hereby approved commences, a scheme for acoustically insulating the residential accommodation against noise from Higher Cambridge Street shall be

submitted to and approved in writing by the City Council as Local Planning Authority. The development shall only be implemented in accordance with the approved details.

b) Upon completion of the development, a verification report shall be submitted to and approved in writing by the City Council as Local Planning Authority in order to validate the works undertaken conform to the recommendations and requirements contained within the report. The report should contain details of post completion testing to confirm that the internal noise criteria has been met. Any instances of non conformity with the recommendations contained within the report shall be detailed, along with any measures required to ensure compliance with the internal noise criteria.

Reason - To safeguard the amenities of existing and future occupiers of nearby residential accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

List of properties notified on Uniform

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

Flood Zones Type 2 (low to medium risk) -

Area Team Boundary - Name: SOUTH