

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133727/NMC/2022

Date registered valid: 10 May 2022

Proposal: Non material amendment to application ref no 124176/FO/2019 change the top level panel configuration from monolithic glass to a high gloss PCC coated aluminium sheets

Address: 111 Piccadilly, Manchester, M1 2HY

Ward(s): Piccadilly Ward

Applicant: Mr Victor Boys Bruntwood LG Limited Union, 77 Albert Square, Manchester , M2 6LW

Agent (if any): Mr Neil Shaw GMI Construction Group PLC Carvers Warehouse, 77 Dale Street, Manchester, M1 2HG

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

Recommendation: Approve

Date of recommendation: 25 May 2022

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: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

See 124176/FO/2019

Description of area

See 124176/FO/2019

Description of development

See 124176/FO/2019

Consultations & Notification Responses

None

Issues

The changes are necessary to ensure that the upper spandrel panels to the new lift shaft meet with the current fire regulations. A full options analysis has concluded that only PPC coated aluminium sheet with a colour as per the original frit which will closely replicate the appearance of the glass within the limited material options is on balance appropriate.

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) 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 location plan al(05)101 and

(b) Dwg al(05) 200 A, 201 A, 202 A and 203 A as amended by 0243 Rev A (Option C), P21-003-PA-015 and P21-003-PA-016

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP 1, CC9 , EN1, EN3 and DM 1.

2) The proposed amendments relate to changes resulting from detailed technical design development in relation to fire safety in relation to building regulations compliance.

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

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

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: CITY2