

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133719/NMC/2022

Date registered valid: 9 May 2022

Proposal: Non material amendment to planning permission 131367/JO/2021 to allow for elevational alterations

Address: Velodrome, The National Cycling Centre, Stuart Street, Manchester, M11 4DQ

Ward(s): Clayton & Openshaw Ward

Applicant: Mr Rob Renshaw Manchester City Council PO Box 532 Town Hall, Manchester, M60 2LA

Agent (if any): Mr Alex Martinez Ellis Williams Architects Wellfield, Chester Road, Preston Brook, Runcorn, WA7 3BA, United Kingdom

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

Recommendation: Approve

Date of recommendation: 19 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

The application site relates to The National Cycling Centre, which is a multipurpose cycling venue in Sportcity in East Manchester. The Centre includes an indoor Velodrome and a BMX arena and outdoor mountain bike trials. The velodrome is a large, landmark building which is of a contemporary design which and has a convex aluminium cladded roof.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The application site forms part of a series of sporting venues which comprise the Etihad Campus.

Description of development

Non material amendment to planning permission 131367/JO/2021 to allow for elevational alterations

Consultations & Notification Responses

N/A

Issues

The proposed changes to the scheme include:

- Omission of louvred panels to central external plant room door
- Inclusion of additional lower panels to sides of plant doors
- Inclusion of PPC galvanised angle to conceal concrete upstands
- Subtle repositioning of vertical/corner joints to plant room cladding panels

The above changes are considered to be non-material in nature, we retain the quality of the façade treatment to the plant and are acceptable.

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) The proposed seeks to allow elevational alterations.

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

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

VEL-EWA-ZZ-ZZ-DR-A-10500 REV C3, VEL-EWA-ZZ-ZZ-DR-A-10501 REV C3 and VEL-EWA-ZZ-ZZ-DR-A-10503 REV C3 stamped as received by the City Council, as Local Planning Authority, on the 9 May 2022

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

Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected

Coal Authority - Development High Risk - Name: DEVELOPMENT_HIGH_RISK_AREA

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface

Historic Landfill Site 250m Buffer -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: NORTH2