

Application Number/s: 132801/FO/2022

Applicant: Base Management Services Limited

Agent: Easton Bevins Limited

Location: Base Apartments, 12 Arundel Street, Manchester

Proposal: Replacement of standing-seam zinc cladding with standing seam aluminium cladding, including localised increased depth of cladding system. Replacement of timber balcony decking with aluminium decking.

Ward: Hulme Ward

Description of Site and Surrounding Area

The application relates to 'Base Apartments' located at 12 Arundel Street.

Building

The application building is a residential apartment building, constructed to a height of a part 11 storeys and part 7 storeys. The building's external appearance is a mixture of stone, timber cladding and brick slip cladding of various colours. The building's main elevation is along Worsley Street to the north. The building is a 'C'-shape constructed around a landscaped courtyard.

Surrounding Area (including Conservation Area)

The application building is located within the Castlefield Conservation Area and the Castlefield Regeneration Area. The building is outside the informal edge of the core city centre (outside Manchester Inner Ring Road). The building is bound by Worsley Street to the north, Arundel Street to the east, an apartment building and associated grounds to the south and Burton Place to the west. The building is in an area characterised by midrise and high-rise apartment buildings.

Description of Proposal

The application seeks permission to replace existing combustible materials to external elevations with non-combustible materials of a similar appearance. Namely,

- Replacement of existing standing-seam zinc cladding with standing seam aluminium cladding (Vieo 'zinc' appearance aluminium, ARS in Slate Grey).
- Replacement of existing timber balcony decking with Hyperion 145 ProGrip Decking in RAL 7016.

The Planning Submission

The application is supported by the following information:

- Completed Application Form
- Site Location Plan
- Existing and Proposed Elevations

- Material Details
- Physical Samples of Materials (Provided 03 May 2022)

Publicity LBC

Site Notice/s Posted and Dates: Not Required

Press Adverts Published and Dates: Not Required

Neighbour Notification: Consulted 17 March 2022

Representations Received: None Received

Consultations

Health and Safety Executive (HSE)

HSE responded to the consultation request stating 'no comment'.

Environmental Health

Recommendation that construction hours are added by way of a condition. This would not accord with Paragraph 56 of the NPPF, so the information will be instead added as an informative.

Urban Design & Conservation

No comment received.

Policy

The Development Plan

The Development Plan consists of: The Manchester Core Strategy (2012); and Saved policies of the Unitary Development Plan for the City of Manchester (1995). The Core Strategy is the key document and sets out the long-term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved. Planning applications in Manchester must be decided in accordance with the Core Strategy and saved UDP policies as directed by section 38 (6) of the Planning and Compulsory Purchase Act 2004 unless material considerations indicate otherwise.

The relevant policies within the Core Strategy are as follows:

Strategic Spatial Objectives - The adopted Core Strategy contains Strategic Spatial Objectives that form the basis of its policies, as follows:

Manchester Core Strategy Development Plan Document (July 2012)

Policy SP1 'Spatial Principles' – Development in all parts of the city should make a positive contribution to neighbourhoods of choice, including:

- Creating a well-designed place that enhances character
- Make a positive contribution to the health, safety and wellbeing of residents
- Consider the needs of all members of the community

- Protect and enhance the built and natural environment
- Minimise emissions and ensure efficient use of natural resources
- Improve access to jobs, services, education and open space

Policy CC9 ‘Design and Heritage’ – Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

Policy EN3 ‘Heritage’ – Throughout the city, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those in the city centre.

Policy DM1 ‘Development Management’ – All development should have regard to a variety of issues relating to amenity, design, safety etc.

Manchester Unitary Development Plan Document (Saved Policies)

Conservation Areas (18) – The LPA will give particularly careful consideration to development proposals within Conservation Areas. The council will seek to preserve and enhance the character of its designated conservation areas by carefully considering issues relevant to them.

Other Material Considerations

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted 2007)

This document provides guidance to help develop and enhance Manchester. In particular, the SPD seeks appropriate design, quality of public realm, facilities for disabled people (in accordance with Design for Access 2), pedestrians and cyclists. It also promotes a safer environment through Secured by Design principles, appropriate waste management measures and environmental sustainability. Sections of relevance are:

Chapter 2 ‘Design’ – outlines the City Council’s expectations that all new developments should have a high standard of design making a positive contribution to the City’s environment.

City Centre Strategic Plan 2015-2018 (March 2016)

On the 2 March 2016 the City Council’s Executive approved the City Centre Strategic Plan which seeks to provide an up-to-date vision for the City Centre within the current economic and strategic context along with outlining the key priorities for the next few years for each City Centre neighbourhood. This document seeks to align itself with the Manchester Strategy (January 2016) along with the Greater Manchester Strategy. Overall the City Centre plan seeks to “shape the activity that will ensure that the City Centre continues to consolidate its role as a major economic and cultural asset for Greater Manchester and the north of England”.

Manchester Strategy (January 2016)

The strategy sets the long-term vision for Manchester's future and how this will be achieved. An important aspect of this strategy is the City Centre and how it will be a key driver of economic growth and a major employment centre. Furthermore, increasing the centre for residential is fundamental along with creating a major visitor destination.

National Planning Policy Framework (July 2021)

The revised NPPF re-issued in July 2021. The document states that the 'purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs' (paragraph 7). To achieve sustainable development, the planning system has three overarching objectives – economic, social and environmental (paragraph 8).

Section 4 – Decision-making – States that local planning authorities should approach decisions on proposed developments in a positive and creative way, making use of pre-application discussions etc. In addition, applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance, the proposal will be assessed on up-to-date development plan and any other material considerations. The applicant made use of pre-application discussions and a site visit.

Section 12 – Achieving well-designed places – Planning decisions should ensure that development, amongst other things, will function well and add to the overall quality of the area over the lifetime of the development. Developments should be visually attractive, sympathetic to local character and history, establish or maintain a strong sense of place and creates place that are safe (Paragraph 130).

Section 16 – Conserving and enhancing the historic environment – LPAs should look for opportunities for new development within Conservation Areas. Proposals that preserve elements of the setting of the conservation area/s and make a positive contribution to its setting should be treated favourably (Paragraph 206).

Not all elements of a Conservation Area will necessarily contribute to its significance (Paragraph 207).

National Planning Practice Guidance (NPPG)

Fire safety and high-rise residential buildings (from 01 August 2021) – Measures to ensure the consideration of fire safety matters as they relate to land use planning are incorporated at the planning stage for schemes involving a relevant high-rise residential building.

The Government made a commitment to introduce 'planning gateway one'. Planning gateway requires developers to submit a fire statement specific to the development with a relevant application for planning permission which involves a relevant building. it also establishes the HSE as a statutory consultee for relevant applications.

Historic Environment – Any decisions where listed buildings and their settings and conservation areas are a factor must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (see in particular sections 16, 66 and 72) as well as applying the relevant policies in the development plan and the National Planning Policy Framework.

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72 of the Act requires the LPA to, during the assessment for planning permission, exercise due respect to any buildings or other land that falls within a designated conservation area. Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area.

Equality Act (2010)

S149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Conservation Area Declaration

One of the largest conservation areas in Manchester, Castlefield is situated on the south-west side of the city centre. Its focus is the Roman fort from which it derived its name - i.e. 'castle in the field'.

Before designation, the Department of the Environment (now called the Department of Culture, Media and Sport) declared an intention to elevate Castlefield to the status of an outstanding conservation area, which they did in January 1980. Although this status has since been abolished nationally, it is indicative of the area's importance.

Designated on 13 October 1979, the conservation area's boundary follows that of the city along the River Irwell, New Quay Street, Quay Street, Lower Byrom Street, Culvercliff Walk, Camp Street, Deansgate, Bridgewater Viaduct, Chester Road, Arundel Street, Ellesmere Street, Egerton Street, Dawson Street and Regent Road. On 26 June 1985 the area was extended by the addition of land bounded by Ellesmere Street, Hulme Hall Road and the River Irwell.

Issues

Principle of Development

The application has been submitted to change the external appearance of the apartment building, necessitated due to the existing materials being combustible in nature. As such, the principle of the development is acceptable as it would contribute to improved health and safety of the occupiers of the building. In addition, it would consider the needs of members of the community and maintain a building of generally good quality in terms of its design and appearance.

As such, the principle of the development is acceptable and accords with relevant Core Strategy policy SP1.

Impact on Conservation Area

The application building is located within the Castlefield Conservation Area. The proposed development would lead to the modest (not significant) alteration to the building's external appearance, by way of replacement materials. The applicant has provided electronic and physical samples of the materials to be used. It is considered that the proposed materials are relatively similar to the existing materials that are to be replaced.

In addition, it is not considered that this modern apartment building contributes to the appearance and character of the Castlefield Conservation Area.

It is further noted that there would be substantial public benefits achieved due to the proposed development replacing combustible materials to the external elevation of the building with non-combustible cladding.

On balance, the proposal would cause less than significant impact/neutral impact to the Castlefield Conservation Area. The proposal would thus be consistent with Policies CC9 and EN3 of the Manchester Core Strategy, saved policy DC18 of the Manchester Unitary Development Plan, Paragraph 202 of the National Planning Policy Framework and the NPPG.

Design

The application proposes modest alterations to the external appearance of the building through changes to external materials, namely cladding materials. The overall scale and mass of the building would not be changed. The external appearance would remain fundamentally similar and as such it is not expected the proposal would unduly impact the appearance and character of the local area.

The proposal duly accords with Manchester Core Strategy policy DM1 in this regard.

Amenity

The proposed development would not alter the size or scale of the building and would therefore not materially alter the living conditions of the users or occupiers of surrounding buildings. The proposal would inevitably lead to some impact to occupiers of the existing building during construction phase. As such, an appropriate construction management plan would be appropriate to address and limit these impacts.

The proposal, by virtue of its type and scale, would not cause undue harm to the amenity of surrounding occupiers or building users. As such, the proposal accords with Manchester Core Strategy DM1.

Fire Safety

The application was submitted along with a fire safety statement, with HSE duly consulted as required. HSE had no objection to the proposals. The proposal would

improve the health, safety and wellbeing of the residents of the application building. as such, the proposal is acceptable in this regard and in accordance with Manchester Core Strategy policy DM1 and the NPPG.

Conclusion

The proposed development would cause minimal impact to the appearance of the application building and Castlegate Conservation Area. The proposed alterations are necessitated due to health and safety and the proposal would not unduly impact on the amenity of residents or nearby occupiers. As such, the proposal represents sustainable development and should be approved without delay.

Human Rights Act 1998

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 the right to a fair hearing and to this end the Committee 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 of the application 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:

That planning permission be granted subject to the following conditions.

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:

Plans

- Location Plan (Drawing P10041/PL/201 Revision A dated October 2021) – Received 28 January 2022
- Existing Elevation 1 Worsley Street (Drawing P10040/PL/202 Revision A dated October 2021) – Received 28 January 2022

- Existing Elevation 2 Into Courtyard (Drawing P10041/PL/203 Revision A dated October 2021) – Received 28 January 2022
- Existing Elevations 3 & 4 Arundel Street & Tower (Drawing PL10041/PL/204 Revision A dated October 2021) – Received 28 January 2022
- Existing Elevation 5 (Burton Place) – Drawing PL10041/PL/205 Revision A dated October 2021) – Received 28 January 2022
- Existing Elevations 6 & 7 Courtyard Revision A dated October 2021) – Received 28 January 2022
- Proposed Elevation 1 Worsley Street (Drawing P10041/PL/0207 Revision A dated October 2021) – Received 28 January 2022
- Proposed Elevation 2 Into Courtyard (Drawing P10041/PL/208 Revision A dated October 2021) – Received 28 January 2022
- Proposed Elevations 3 & 4 Arundel Street and Tower (Drawing P10041/PL/209 Revision A dated October 2021) – Received 28 January 2022
- Proposed Elevations 6 & 7 Courtyard (Drawing P10041/PL/211 Revision A dated October 2021) – Received 28 January 2022
- Comparative Existing and Proposed Standing Seam Cladding Details (Drawing P10041/PL/212 Revision B dated November 2021) – Received 28 January 2022
- Comparative Existing and Proposed Standing Seam Cladding Details (Drawing P10041/PL/213 dated November 2021) – Received 28 January 2022

Documents

- Material Report prepared by Beston Bevins – Received 03 May 2022
- Document 'Vieo Zinz Product Information' prepared by EuroClad – Received 04 May 2022
- Document 'Non-combustible Fire Rated External Flooring Systems' prepared by Envirobuild.com (Version 1.80) – Received 28 January 2022
- Document regarding Vieo cladding prepared by Vieo (Reference CI/SfB dated October 2016) – Received 28 January 2022
- Fire Statement Form

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.