

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129584/NMC/2021

Date registered valid: 3 March 2021

Proposal: Non-material amendments to planning permission 125654/FO/2019 to allow amendment to the energy strategy

Address: Church Inn, 84 Cambridge Street, Manchester, M15 6BP

Ward(s): Hulme Ward

Applicant: Rory Brogan, Alumno Student (Manchester) Ltd, 2nd Floor, 10 Frith Street, London, W1D 3JF

Agent (if any): Andy Summers, Carson and Partners Limited, 2nd Floor, 34 Argyll Arcade, Buchanan Street, Glasgow, G2 8BD

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

Recommendation: Approve

Date of recommendation: 31.03.2021

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Standard consultations:

Printed: 23 March 2021 Expired: 13 April 2021

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/area

The site lies on the west side of Cambridge Street in Hulme, just north of the junction with Cavendish Street and to the south of the Mancunian Way. The site is viewed in the context of the Mancunian Way and Manchester City Centre when approaching Manchester from the south.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

Non-material amendments to planning permission 125654/FO/2019 to allow amendment to the energy strategy

Consultations & Notification Responses

Environmental Health – No additional comment on the changes.

Issues

The approved Energy Strategy prepared by Cundall as part of application 125654/FO/2019 set out the following:

The combined use of passive design, energy efficiency building services and low and zero carbon technologies would achieve an overall reduction in regulated carbon emissions of 28%, exceeding the City Council's reduction targets, including an air source heat pump.

The amended Energy Statement prepared by Watt Energy and Consulting Engineers sets out the following:

Policy sets out that the development is required to achieve 15% better than Part L2010 which equates to 9% better than Part L 2013.

The site wide reduction in regulated CO2 over Part L 2010 of the Building Regulations is 15.0%. This corresponds to a 12.0% reduction based on Building regulations Part L 2013 therefore demonstrating compliance with the MCC's Policy EN 6.

The scheme would now include a solar photovoltaic array of 30 panels (10Kw) that are included on a revised Level 9 roof plan. The panels are set in from the elevations and would not be readily perceptible from street level and would be read in the context of the approved structure, from which they would not detract.

The scheme would be highly sustainable taking a fabric first approach with low u-values and design air permeability, with a high efficiency services strategy.

Environmental Health have been consulted and are satisfied with the information provided.

The development alteration would exceed the aims of policy EN4, EN5, EN6 and EN8 of the Core Strategy and the visual impact of the inclusion of the solar PV array would be 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 development hereby approved shall be carried out in accordance with the following drawings and documents:

SK 20210302 LEVEL 9 ROOF SHOWING SOLAR PV

Supplementary Energy & Sustainability Assessment prepared by Watt Energy and Consulting Engineers

Noise Assessment Report prepared by Cundalls reference 014452-RPT-AS-002

Received by the local planning authority dated 03/03/2021

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.

1) The proposed amendment relates to changes to the energy strategy including the addition of solar pv panels to the roof.

2) 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.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

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

Area Team Boundary - Name: SOUTH