

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129169/NMC/2021

Date registered valid: 26 January 2021

Proposal: Non material amendment to planning permission referenced 127711/JO/2020 to allow for the substitution of the proposed facing brick for an alternative product, for plots 18 to 37, and 42 to 45, with the incorporation of a corbel detail to integrate the alternative brick , and with the alternative brick used for all elevations for plots 38 to 41.

Address: Crossley Street, Manchester, M18 8BA

Ward(s): Gorton & Abbey Hey Ward

Applicant: Mr Mallinson Mears New Homes 5 Hepton Court , York Road , Leeds , LS9 6PW

Agent (if any): Mr Joseph Smith Triangle Architects Raven House, 113 Fairfield Street, Manchester, M12 6EL

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 1 February 2021

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

Planning permission was granted (subject to conditions) for the erection of 45no. dwellings with associated landscaping and engineering with access from Leach Street on 31st May 2019 (ref:122797).

Planning permission was subsequently granted for the variation of condition nos. 2 ,10, 12,18 and 22, attached to planning permission ref: 122797/FO/2019 to enable elevational alterations in connection with the reconfiguration of the internal layout of plot no.27, and changes to external layout of plot no.27 in relation to refuse and cycle storage, landscaping and boundary treatment on 15th September 2020 (ref: 127711).

The above consent(ref: 127711) is currently in the process of being implemented on site.

The proposed houses comprise either two storey semi-detached or two storey terraces of three properties. More specifically, the development includes the provision of 45 houses comprising 10, two bedroomed , 14, three bedroomed and 21 ,four bedroomed houses . All the proposed dwellings have an incurtilage parking space , with 21 properties having 200% provision due in part to the number of semi detached units proposed.

All properties have garden areas (small gardens to the frontage and large gardens to the rear) , with bin storage to the rear. Boundary treatment to the street frontages with Crossley Street and Leach Street comprise low brick walls, with 1.8m high close boarded fencing to the rear garden boundaries,and1.8m close boarded fencing with a 300mm trellis where short sections of rear garden boundaries would adjoin the new road.

The proposed houses are traditional in design comprising brick work with a feature design in stack bonded brickwork to the front elevation at first floor level making reference to the Crossley Motor Company who were based on this site.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area surrounding the application site is predominantly residential in character, with some areas of commercial, and industrial uses in the vicinity.

The application site is surrounded by existing residential properties on Leach Street to the south, and Crossley Street to the west, a railway cutting to the east with a large nursing and residential care home facility further east beyond the rail line, and BT communications depot to the north. For the most part the houses in the vicinity are two storey terraced or semi detached brick properties with tiled roofs.

Description of development

Consent is sought for a non material amendment to planning permission referenced 127711/JO/2020 to allow for the substitution of the proposed facing brick for an alternative product at first floor level for plots 18 to 37, and 42 to 45, with the incorporation of a corbel detail to integrate the alternative brick (making it a design feature, rather than a flush brick change), and with the alternative brick used for all elevations for plots 38 to 41. The original approved bricks, Priory Weathered Red, have been discontinued, since Ibstock closed the Nostell plant (where these bricks were manufactured) at short notice. Ibstock are not able to supply enough bricks to complete the site using the original approved bricks.

The proposed alternative brick is Ibstock Alderley Russet Blend. It is proposed that the alternative bricks will be located on the plots indicated on plan ref: G-01-02 rev.G4 Proposed Site Plan Brick Type Mark-up.

Consultations & Notification Responses

Not applicable

Issues

Policy Context

The policies relevant to this application are the same as for the previous approval 127087/JO/2020. These include policies SP1, H1,H2, H4, H8, EC2, T2, EN1, EN4, EN8, EN14, EN15, EN16, EN18, EN19 and DM1 of the Core Strategy, saved policies DC7, and DC26, within the Unitary Development Plan and the guidance provided within the National Planning Policy Framework, the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Providing Housing for Choice SPD and Planning Guidance.

Non material change

The proposed amendments have been assessed, and it can be confirmed that the changes are considered to be of a non-material nature and are considered to be acceptable to the City Council as the Local Planning Authority. The proposed amendments are of a minor nature and would overcome issues due to the discontinued production of Ibstock Priory Weathered Red bricks. The changes relate to the substitution of the approved brick Ibstock Priory Weathered Red, with Ibstock Alderley Russet Blend at first floor level for plots 18 to 37, and 42 to 45, with the incorporation of a corbel detail to integrate the alternative brick (making it a design feature, rather

than a flush brick change) , and with the alternative brick used for all elevations for plots 38 to 41. The alternative bricks will not face the principal elevations of Crossley Street and Leach Street, and would be subtly integrated into the approved scheme with carefully considered locations and details. The colouration of the proposed brick is very similar to that which was originally approved.

It is considered that the proposed revisions would not have a detrimental impact on the overall quality of the residential development at Leach Street/Crossley Street.

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

Paragraph 1

The proposed amendment relates to the substitution of the approved brick Ibstock Priory Weathered Red, with Ibstock Alderley Russet Blend at first floor level for plots 18 to 37, and 42 to 45, with the incorporation of a corbel detail to integrate the alternative brick (making it a design feature, rather than a flush brick change) , and with the alternative brick used for all elevations for plots 38 to 41.

Condition no. 2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawing no.1 (Location plan);

Drawing no.3 (Proposed site roof plan);

Drawing no.10 (Boundary treatment details sheet 1);

Plan ref: 069912 - CUR - 00 - XX - DR - C - 91002 - P01 Earthworks Proposed Site Levels

Plan ref: 069912 - CUR - 00 - XX - DR - C - 91004 - P01 Earthworks Proposed Site Cross Sections

Swept path analysis plan ref: 2491 -SP01;

Plan ref: 069912 - CUR - 00 - XX - RP-GE - 001 Due Diligence Intrusive Site Phase 2
Construction Phase Plan ref: 069912.001 -CUR-00-XX-HS-GE-001 rev.V01 dated 11.10.2018;
Crossley Street wall condition report ref: 069912.001 -CUR-00-XX-RP-Z-00001 rev.V01 dated 23.10.2018;

Schedule of Property type;
Affordable Housing Statement;
Ecological walk over letter dated 5th November 2018;
Ecological Walkover Survey November 2018
Design and Access Statement dated February 2019;
Crime Impact Statement ref: 2004/1027/CIS/01 Version A
Planning Statement
Statement of Community Consultation
Energy Statement ref: AG-72344-LZCR-Rev A dated 4th February 2019
Flood Risk Assessment & Drainage Strategy Ref: 069912-CUR-00-XX-RE-C-001
Revision: V02 Issue Date: 19 February 2019
Noise and Vibration Impact Assessment Ref. J002322/3532/WSC/1
Transport Statement
Waste Management Strategy Proforma
Stamped as received on 25th February 2019

PDA Ltd report, Ref. J002322/3532/WSC/1 dated 6th February 2019.
Email from planning agent responding to the issues raised by Network Rail dated 28th March 2019;
Drawing no.11 rev.B (Boundary treatment details sheet 2); received 2nd April 2019
Arboricultural Impact Assessment received by email 2nd April 2019;
Air Quality Statement (ref: dated 10th May 2019 102003_V2) received by email on 13th May 2019
Drawing no.5 rev.A (GA plans House type A); Drawing no.6 rev.A (GA plans House type B);
Drawing no.7 rev.A (GA plans House type D); Drawing no.12 (new brick visuals) notwithstanding boundary treatment received by email on 10th May 2019
Drawing no.8 rev.A (Aerial view of proposal) notwithstanding boundary treatment; Drawing no.9 rev.A (New Access Road East view) notwithstanding boundary treatment; received by email on 15th May 2019;
Drawing no.5 rev.A (GA plans House type A); Drawing no.6 rev.A (GA plans House type B);
Drawing no.7 rev.A (GA plans House type D); Drawing no.12 (new brick visuals) notwithstanding boundary treatment received by email on 16th May 2019

Drawing no.2 rev. D (site plan) received by email on 20th May 2019
As amended by plan ref :- Drawing no.2 rev. F (site plan) received by email on 11th August 2020;

As amended by plan ref: - G-01-02 C4 (Proposed site plan, including brick type mark up revision 18.01.2021) , and A-22-07 (Brick Details Sheet 2); received 22nd January 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.

Condition no. 3) The development shall be constructed in accordance with the materials listed in the materials schedule below :-

Main Facing Brick Ibstock Priory Weathered Red (except plot nos 38-41 and the first floor of plot nos .18-37 and 42-45)
Contrast Facing Brick Ibstock Aston Red Sandfaced

Surround Feature Semi-dry cast stone Colour: Portland
uPVC Window Frames External surfaces RAL: 7016
Concrete Roof Slates Marley Edgemere Colour: Smooth Grey
Rainwater Goods uPVC Colour: Black
Front Doors Composite Colour: Black
Canopies Surface mounted GRP Colour: Grey
Main Facing Brick Ibstock Alderley Russet Blend on plot nos. 38-41 (all) , and at first floor
level on plot nos.18-37 (all) and plot nos. 42-45 (all)

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

Paragraph 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 have no significant material impact upon the visual amenity of the building or on the residential amenity of any nearby properties.

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 Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: NORTH2