

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129524/NMC/2021

Date registered valid: 11 March 2021

Proposal: Non-material amendments to planning permission 113870/FO/2016 to alter the description of development to omit 'swimming pool' and replace with 'spa facilities'; and amendments to building design, comprising changes to basement levels (including omission of 3 parking spaces and swimming pool) to avoid culvert, increase in spa area and residents' lounge area, increase in building footprint to accommodate insulation changes, amendments to ventilation louvres, two 3-bed apartments changed to two 2-bed apartments, and amendments to cladding and windows.

Address: 2-4 Chester Road, Manchester, M15 4QG

Ward(s): Deansgate Ward

Applicant: Castlefield Developments (Manchester) Ltd 1st Floor NQ Building, 47 Bengal Street, Manchester, M4 6BB

Agent (if any):

Case officer: Lucy Harrison
Tel: 0161 234 5795
Email: lucy.harrison@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 12 April 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

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order:

Description of area

The proposal relates to the 2-4 Chester Road development, which is under construction on the north west side of Chester Road, within Castlefield Conservation Area.

Description of development

Due to a need to have no load placed in a culvert under the site the following changes are proposed:

- Omission of the swimming pool and spa facilities at the lower levels;
- Loss of four parking spaces;
- Spa facilities moved from level -1 to level 0; and
- Changes to the window arrangements to Level -1 overlooking the Bridgewater Canal.

- Increase in building footprint by 200mm due to insulation changes post Grenfell.
- Reduction in size and number of horizontal ventilation slots to apartments.
- Two three bed apartments changed to 2no two bed apartments.

- Omission of swimming pool and increase in spa area.
- Omission of some meeting rooms at ground floor and increase in residents' lounge bar area.
- Amendments to cladding and windows through introduction of mid transom at Level 21 due to weight/DDA issues.

Consultations & Notification Responses

None required.

Issues

The main issue is whether the changes would have a material impact on the approved development. It is considered that the changes would have minimal impact on the approved development and would not materially affect the appearance or quality of the development, nor would they have a material impact on the character or appearance of Castlefield Conservation Area or the nearby Grade II listed buildings. The changes should therefore be approved as a non-material amendment.

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

0) Following an assessment of the details submitted, I confirm 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 amendments would not have a material impact upon the previously approved scheme, would not adversely affect visual or residential amenity within the area, would not have a material impact upon the overall quality of the development, and there are no material planning considerations to indicate otherwise.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 113870/FO/2016. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to planning permission 113870/FO/2016, still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended proposal and conditions apply:

1) Proposal

Construction of two residential apartment buildings with ancillary amenity facilities for residents including a gym, landscaped terrace and spa facilities, new public realm and landscaping including two new pedestrian connections to the Castlefield basin from Chester Road, basement car parking and related highway, access, servicing and associated works.

2) Condition 2

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

L0001A Site Location Plan;
L1000C Level -3 Plan (Parking);
L1001C Level -2 Plan (Parking);
L1002C Level -1 Plan (Canal Level);
L1003C Level 00 Plan (Chester Road Level);
L1004A Level 01 Plan;
L1005B Level 2-5 Plan;
L1009A Level 06 Plan;
L1010A Level 07 Plan;
L1011B Level 8-9 Plan;
L1013A Level 10 Plan;
L1014A Level 11 Plan;
L1015A Level 12 - 18 Plan;
L1022A Level 19 Plan;
L1023A Level 20 Plan;
L1024B Roof Plan;
L1050 Proposed Refuse Strategy;
L1535A Car Park Ramp Sections;
L1536 Archway Entrance Detail Section;
L1600D Elevation A - Chester Road;
L1601F Elevation B - Castlefield Basin;
L1602D Elevation C - NE Elevation;
L1603C Elevation D - SW Elevation;
L1604A Elevation E - Block B SW Elevation;
L1605 Proposed Elevation F - Block A NE Elevation;
L1620A Elevation Study 1 - Typical Bay;
L1621 Elevation Detail Study 2 - Balconies;
L1622A Elevation Detail Study 3 - Block B Penthouse;
L1623A Elevation Detail Study 4 - Block A Penthouse;
L1624A Elevation Detail Study 5 - Plinth Elevation;
L1625 Elevation Detail Study 6 - Plinth Terrace;
L1626A Elevation Detail Study 7 - Podium Cladding;
L1627A Elevation Detail Study 8 - Podium Entrance;
L1628 Elevation Detail Study 9 - North Staircase to Basin;
L1629 Elevation Detail Study 10 - Viaduct Arches Parking Entrance;

L1630 Elevation Detail Study 11 - Chester Road Stone Wall;
Z1-TPM-G710-P1-XX-2291 101 P3 Landscape Layout;
Z1-TPM-G710-PI-XX-2291-102 P1 Tree Survey of 24/08/2016;
Z1-TPM-G710-PI-XX-2291-103 P2 Tree Retention, Removal and Protection Drawing;
Z1-TPM-G710-P1-XX-2291 201 P2 - Landscape Layout;
Z1-TPM-G710-P1-XX-2291 301 P2 - Landscape Sections;

Design and Access Statement, including Waste Management Strategy, by OMI Architects;
Landscape Design Statement by TPM Landscape Ltd dated September 2016;
Ventilation Strategy Report by DM Design Consultants Ltd dated June 2016 Revision 1;
Television Desk Study Assessment and Baseline Survey by Pager Power dated July 2016;
Environmental Standards Statement by Element Sustainability dated August 2016;
Ecological Survey and Assessment by Erap Ltd dated December 2015;
Residential Management Strategy by Castlefield Developments (Manchester) Ltd;
Crime Impact Statement by Greater Manchester Police, Version A: 01/07/16;
Archaeological Desk-Based Assessment by Oxford Archaeology North; Archaeological Evaluation - Written Scheme of Investigation Version 1.0 by Salford Archaeology dated 11/07/2016;
Phase I Desk Study and Preliminary Contaminated Land Risk Assessment by GeoAssist Limited dated October 2015;
Phase II Contaminated Land Risk Assessment by GeoAssist Limited dated March 2016;
Phase III Ground Investigation - Geotechnical Report by GeoAssist Limited dated March 2016;
Drainage and Flood Risk Strategy by Booth King Partnership Ltd 12703 Rev P6;
Volume 1 Environmental Statement by Deloitte LLP;
Construction Methodology & Programme by Castlefield Developments (Manchester) Ltd;
Noise Impact Assessment by Resource & Environmental Consultants (REC) Ltd dated 15 February 2016;
Transport Assessment by SK Transport Planning;
Technical Note by SK Transport Planning dated 12 September 2016;
Technical Note by SK Transport Planning dated 23 November 2016;
Framework Travel Plan by SK Transport Planning; and
Wind Microclimate Study by BMT Fluid Mechanics.

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

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

Conservation Area - Castlefield Conservation Area 1979

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 2 (low to medium risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: CITY1