MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	128520/FO/2020
Date registered valid:	4 December 2020
Proposal:	Installation of 3no. roller shutters to ground floor.
Address:	1 Marsden Street, Manchester, M2 1HW
Ward(s):	Deansgate Ward
Applicant:	Steven Rafferty Aberdeen Standard Investments 1 George Street, Edinburgh , EH2 2LL
Agent (if any):	Tom Robinson JLL One Piccadilly Gardens , Manchester, M1 1RG
Case officer:	Christopher Smith Tel: 0161 234 4529 Email: christopher.smith@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	4 February 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 9 December 2020

Standard consultations:
Printed: 8 December 2020 Expired: 29 December 2020

Neighbour notifications
Printed: 8 December 2020 Expired: 29 December 2020

Site notice
Posted: 9 December 2020 Expired: 30 December 2020

Press advert
Published: 15 December 2020 Expired: 5 January 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Upper King Street (Extension) Conservation Area 1985

Tree Preservation Order: Not applicable

The application site consists of a modern purpose built office block within the traditional office core of Manchester City Centre. The building has been recently refurbished throughout and now offers modern open plan office accommodation across 12 storeys along with a ground floor reception and retail/service units. The site is bounded by Marsden Street to the south, Sussex Street to the east, Pall Mall to the west and Kent Street to the north. The surrounding area comprises of predominantly commercial uses including offices, food and beverage uses, retail, services and civic uses.

The proposals site is within the designated Upper King Street Conservation Area and there are listed buildings in the wider street scene.

Description of Proposal

The applicant proposes installing three roller shutter doors to fire escape doors leading onto Marsden Street and Kent Street and to the doors to the substation on Sussex Street.

The building benefits from a main entrance to Marsden Street, vehicular entrances to Kent Street and Sussex street and a number of emergency exit only doors to Kent Street (Door A) and Marsden Street (Door C). The Electricity Northwest substation on the corner of Marsden and Sussex Street is accessed by double doors to Sussex Street (Door B). Doors A, B and C are recessed from the main elevation to each street, leaving a void area. Each void area is only sufficiently high to accommodate the door which is accommodates with no additional headroom.

Consultations & Notification Responses

Publicity - A total of 47 neighbour notifications were sent to adjoined and adjacent properties and a site notice and local press advert were produced. At the time of writing this report no representations have been received due to this publicity.

Environmental Health – No objections following restrictions on permitted hours of operation.

Highways – No objection.

Greater Manchester Police (Design for Security) – No objection and recommended minimum DfS specification or greater shutters are used.

Issues

The main issues for consideration relate to the impact of the proposals on visual amenity, heritage, crime and disorder, residential amenity and the availability of disabled access.

The main polices that relate to the proposal are Section 12 (Achieving well designed places) and Section 16 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework, Polices SP1 (Spatial Principles), EN3 (Heritage), CC9 (Design and Heritage), EN1 (Design Principles and Strategic Character Areas), DM1 (Development Management), CC10 (A Place for Everyone), T1 (Sustainable Transport) and T2 (Accessible Areas of Opportunity and Need) of the Adopted Core Strategy for the City of Manchester and saved policies DC26 (Development and noise),, DC18 (Conservation Areas) and DC19 (Listed Buildings) of the Unitary Development Plan (UDP) for the City of Manchester.

Amenity and Heritage

The proposed shutters would be designed to be hidden from the existing façade, and therefore would have no significant visual impact on the building or it's original form. The roller shutters would mainly be in the open position during the daytime.

The shutters are intended to be only used during opening of the building 6am and closing between 8-9pm daily. On this basis, and given the lack of nearby sensitive occupiers, environmental health did not require any acoustic mitigations. The proposals are therefore not considered likely to give rise to noise or disturbance to neighbouring occupiers.

It is considered that the proposed shutters will not result in any harm to the conservation area, the listed building of which the unit forms a part, or the setting of the other nearby Listed Buildings and are thus in accordance with the policies and guidance previously set out.

On this basis the proposals are considered to be acceptable in these regards.

Crime and Disorder

The proposal is likely to improve the issues faced by the site in terms of antisocial behaviour associated with the recessed doorways.

On this basis the proposals are considered to be acceptable in these regards.

Disabled Access

The proposals would not change how the building is accessed by members of the public visiting and occupiers.

On this basis the proposals are considered to be acceptable in these regards.

Conclusion

Taking into account the above issues, the proposals are considered to be acceptable in these regards subject to the conditions recommended within this report.

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 polices 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

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. Further information was sought from officers during the application and amendments were made to the proposal. Appropriate conditions were attached to the decision to ensure an acceptable development.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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:

Site Location Plan Drawing No 427-019, stamped as received by the City Council as Local Planning Authority on 06 November 2020.

Drawings No. 427-020 Rev B, 427-021 Rev D, stamped as received by the City Council as Local Planning Authority on 04 December 2020.

Cover letter, stamped as received by the City Council as Local Planning Authority on 04 December 2020.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant policies SP1 and DM1, of the Manchester Core Strategy and saved policies DC18, DC19 and DC26 of the Unitary Development Plan for the City of Manchester.

3) The hereby approved roller shutters shall not be operated (opened and closed), unless required to evacuate the building in an emergency situation, outside of the following hours (inclusive):

Monday to Sunday 6am to 9pm

Reason - To safeguard the amenities of the occupiers of the building and/or occupiers of nearby properties, pursuant to policy DM1 of the City of Manchester Core Strategy and saved Unitary Development Plan Policy DC26.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
GM Fire Rescue Service

First Floor, 30 Brown Street, Manchester, M2 1DH
Ground Floor, 30 Brown Street, Manchester, M2 1DH
Iraqi Consulate Manchester, 1 Norfolk Street, Manchester, M2 1DW
Basement And Ground Floor, 2 Norfolk Street, Manchester, M2 1DW
Basement Store B26, 2 - 6 Norfolk Street, Manchester, M2 1DW
Second Floor Rooms 22-23, 4 Norfolk Street, Manchester, M2 1DW
First Floor And Second Floor, 4 Norfolk Street, Manchester, M2 1DW
Third Floor And Fourth Floor, 4 Norfolk Street, Manchester, M2 1DW
Fourth Floor Suite 4B, 4 Norfolk Street, Manchester, M2 1DT
Third Floor Suite 3D, 4 Norfolk Street, Manchester, M2 1DW
Basement And Ground Floor, 4 Norfolk Street, Manchester, M2 1DW
Ground Floor Suite Ga, 4 Norfolk Street, Manchester, M2 1DW
4 Norfolk Street, Manchester, M2 1DW
Fourth Floor, Princess Chambers, 26 Pall Mall, Manchester, M2 1JR
Second Floor To Third Floor, Princess Chambers, 26 Pall Mall, Manchester, M2 1JR
Ground Floor And First Floor, Princess Chambers, 26 Pall Mall, Manchester, M2 1JR
Fourth Floor, 1 Marsden Street, Manchester, M2 1HW
Tenth Floor, 1 Marsden Street, Manchester, M2 1HW
Ground Floor, 1 Marsden Street, Manchester, M2 1HW
Second Floor And Third Floor, 1 Marsden Street, Manchester, M2 1HW
Fourth Floor East Wing, 1 Marsden Street, Manchester, M2 1HW
Sixth Floor And Seventh Floor, 1 Marsden Street, Manchester, M2 1HW
Ground Floor And Mezzanine Floor, 1 Marsden Street, Manchester, M2 1HW
Eighth Floor West, 1 Marsden Street, Manchester, M2 1HW
Fifth Floor, 1 Marsden Street, Manchester, M2 1HW
First Floor, 1 Marsden Street, Manchester, M2 1HW
Fourth Floor West Wing, 1 Marsden Street, Manchester, M2 1HW
30 Brown Street, Manchester, M2 1DH
Ground Floor, The Stock Exchange, 4 Norfolk Street, Manchester, M2 1DW
Sams Chop House, Chapel Walks, Manchester, M2 1HN
2 Norfolk Street, Manchester, M2 1DW
Eleventh Floor, 1 Marsden Street, Manchester, M2 1HW
Ninth Floor, 1 Marsden Street, Manchester, M2 1HW
Eighth Floor, 1 Marsden Street, Manchester, M2 1HW
BROOKS MACDONALD GROUP PLC, Tenth Floor West, 1 Marsden Street, Manchester, M2 1HW
2 - 6 Norfolk Street, Manchester, M2 1DW
Cavendish House, 30 Pall Mall, Manchester, M2 1JY
Basement B6, 2 - 6 Norfolk Street, Manchester, M2 1DW
Basement B21 And B23, 2 - 6 Norfolk Street, Manchester, M2 1DW
Basement B17, 2 - 6 Norfolk Street, Manchester, M2 1DW
The Stock Exchange, 4 Norfolk Street, Manchester, M2 1DW
19 Chapel Walks, Manchester, M2 1HN
Second Floor, The Stock Exchange, 4 Norfolk Street, Manchester, M2 1DW
Third Floor, The Stock Exchange, 4 Norfolk Street, Manchester, M2 1DW
Basement B5, 2 - 6 Norfolk Street, Manchester, M2 1DW
Basement B24 And B25, 2 - 6 Norfolk Street, Manchester, M2 1DW
Basement B2, 2 - 6 Norfolk Street, Manchester, M2 1DW

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
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
Conservation Area - Upper King Street (Extension) Conservation Area 1985
Area Team Boundary - Name: CITY1