

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128683/FO/2020

Date registered valid: 26 November 2020

Proposal: Full planning application to approve the use of part of the first floor level of Building C1 as an office (Use Class E), pursuant to Planning Permission 119806/FO/2018 and any subsequent amendments.

Address: Victoria Residence , Land Bound By Chester Road, Mancunian Way And Former Bridgewater Canal Offices, Manchester, M15 4WG

Ward(s): Deansgate Ward

Applicant: DQ Investments Ltd C/o Agent

Agent (if any): Mr John Cooper Deloitte LLP PO Box 500, 2 Hardman Street, Manchester, M3 3HF

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

Recommendation: Approve

Date of recommendation: 20 January 2021

Application details

Type of application: Full Application Consent

Development type: Minor Office

Date of site visit:

Standard consultations:

Printed: 1 December 2020 Expired: 22 December 2020

Neighbour notifications

Printed: 1 December 2020 Expired: 22 December 2020

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:

Tree Preservation Order:

Description of area

The proposal relates to Building C1 of the Crown Street Phase 1 development, which is currently under construction and comprises 664 apartments accommodated within two towers (C1 and C2). The development is bounded by Chester Road to the north, Mancunian Way to the south and west and Crown Street to the east.

Description of development

The proposal is to change the use of the staff room to an office associated with the development. The office would be used for marketing and sales of the apartments and would not involve any external changes to the building.

Consultations & Notification Responses

Publicity – Occupiers of neighbouring properties have been notified of the proposal. No representations have been received.

Highway Services - No objections.

Environmental Health - No objections.

Greater Manchester Police - Recommends physical security measures.

Issues

The main issues for consideration relate to the impact of the proposals on residential amenity, crime and disorder and level access. The main policies that relate to the proposal are Policies SP 1 (Spatial Principles), CC7 (Mixed Uses), CC10 (A Place for Everyone), T1 (Sustainable Transport), T2 (Accessible Areas of Opportunity and Need), EN 19 (Waste) and DM1 (Development Management) of the Adopted Core Strategy for the City of Manchester and saved policy DC26 (Development and Noise) of the Unitary Development Plan for the City of Manchester, and the National Planning Policy Framework (NPPF).

Amenity

There are residential premises within the building that could be affected by the proposal. The use would not be a noisy one and the unit would be acoustically insulated in line with the rest of the building under the original approval for the building (119806/FO/2018). Similarly, the unit would operate in accordance with the overall arrangements for waste and ventilation that are proposed for the overall building. Given the above, it is considered that the proposed use would not have a detrimental impact on the amenities of neighbouring occupiers and would be in accordance with Policies SP1, CC7, EN19 and DM1 of the Adopted Core Strategy for the City

of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

Crime and Disorder

The proposed use would be located within the heart of the building and security arrangements would be put in place in accordance with the recommendations made by Greater Manchester Police. The building itself is required to achieve Secured by Design certification under the original planning permission. It is considered therefore that this is an acceptable use within the City Centre that would not have a detrimental impact on crime and disorder and would be consistent with Policy DM1 of the Core Strategy.

Access - The unit would have direct and level access. It is considered therefore that the proposal is in accordance with policies CC10 and DM1 of the Core Strategy.

Conclusion

The proposed use would have an acceptable impact in terms of amenity, crime and disorder and access. It is considered to be an appropriate use within the City Centre and it is considered that, subject to conditions to control the impact on amenity, the proposal meets the above planning policies and is 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

In assessing the merits of an application for planning permission officers shall work with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. No problems arose in the processing of this application.

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:

7357-Z1-A-B5D8-G100-P-01-100 (GA Plan - Level 01 Office Change of Use Red Line Boundary Plan);

7357-Z1-A-B5D8-G100-P-01-101 (GA Plan - Level 01 Office Change of Use);

7357-C1-A-B5D8-G200-P-01-101 (Building C1 GA Plan - Level 01 Office Change of Use);

The covering letter from Deloitte LLP dated 23 November 2020, including the arrangements for acoustics, access, transport and parking, waste, ventilation and security set out in that letter; and

The email from Andrew Cowan to Lucy Harrison dated 22 December 2020, setting out the physical security measures.

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.

3) The offices hereby approved shall be used only as offices to carry out any operational or administrative functions as set out under part (g)(i) of Use Class E and for no other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1995 as amended, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1 and to ensure the permanent retention of the accommodation for office purposes.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Flat 401, Castle Quay, Chester Road, Manchester, M15 4NT
Flat 508, Castle Quay, Chester Road, Manchester, M15 4NT
Flat 407, Castle Quay, Chester Road, Manchester, M15 4NT
Flat 306, Castle Quay, Chester Road, Manchester, M15 4NT
Unit 5 And 6, Castle Quay, Chester Road, Manchester, M15 4NJ
Flat 307, Castle Quay, Chester Road, Manchester, M15 4NT
Flat 509, Castle Quay, Chester Road, Manchester, M15 4NT
Flat 501, Castle Quay, Chester Road, Manchester, M15 4NT
Suite A First Floor, Castle Quay, Chester Road, Manchester, M15 4NJ
Flat 505, Castle Quay, Chester Road, Manchester, M15 4NT
Flat 502, Castle Quay, Chester Road, Manchester, M15 4NT
Flat 314, Castle Quay, Chester Road, Manchester, M15 4NT
Flat 311, Castle Quay, Chester Road, Manchester, M15 4NT
Flat 302, Castle Quay, Chester Road, Manchester, M15 4NT
Flat 205, Castle Quay, Chester Road, Manchester, M15 4NT
Flat 504, Castle Quay, Chester Road, Manchester, M15 4NT
Flat 313, Castle Quay, Chester Road, Manchester, M15 4NT
Flat 308, Castle Quay, Chester Road, Manchester, M15 4NT
Unit 1, Castle Quay, Chester Road, Manchester, M15 4NJ
Suite B First Floor, Castle Quay, Chester Road, Manchester, M15 4NJ
Car Spaces, Castle Quay, Chester Road, Manchester, M15 4NJ
Suite A Ground Floor, Castle Quay, Chester Road, Manchester, M15 4NJ
Flat 312, Castle Quay, Chester Road, Manchester, M15 4NT
Flat 310, Castle Quay, Chester Road, Manchester, M15 4NT
Flat 411, Castle Quay, Chester Road, Manchester, M15 4NT
Flat 403, Castle Quay, Chester Road, Manchester, M15 4NT
Flat 304, Castle Quay, Chester Road, Manchester, M15 4NT
Flat 203, Castle Quay, Chester Road, Manchester, M15 4NT
Gaddum House, 6 Great Jackson Street, Manchester, M15 4AX
Flat 408, Castle Quay, Chester Road, Manchester, M15 4NT
Flat 510, Castle Quay, Chester Road, Manchester, M15 4NT
Flat 404, Castle Quay, Chester Road, Manchester, M15 4NT
Flat 402, Castle Quay, Chester Road, Manchester, M15 4NT
Flat 305, Castle Quay, Chester Road, Manchester, M15 4NT
Flat 303, Castle Quay, Chester Road, Manchester, M15 4NT
Flat 301, Castle Quay, Chester Road, Manchester, M15 4NT
Flat 206, Castle Quay, Chester Road, Manchester, M15 4NT
Flat 412, Castle Quay, Chester Road, Manchester, M15 4NT
Flat 503, Castle Quay, Chester Road, Manchester, M15 4NT
Flat 414, Castle Quay, Chester Road, Manchester, M15 4NT
Flat 409, Castle Quay, Chester Road, Manchester, M15 4NT
Flat 405, Castle Quay, Chester Road, Manchester, M15 4NT
Flat 309, Castle Quay, Chester Road, Manchester, M15 4NT
Ground Floor, Gaddum House, 6 Great Jackson Street, Manchester, M15 4AX
First Floor, Gaddum House, 6 Great Jackson Street, Manchester, M15 4AX
Nick Brown (photography) Ltd, Great Jackson Street, Manchester, M15 4AX
Unit 2 To 4, Castle Quay, Chester Road, Manchester, M15 4NJ
Flat 507, Castle Quay, Chester Road, Manchester, M15 4NT

Flat 413, Castle Quay, Chester Road, Manchester, M15 4NT
Flat 406, Castle Quay, Chester Road, Manchester, M15 4NT
Flat 506, Castle Quay, Chester Road, Manchester, M15 4NT
Flat 410, Castle Quay, Chester Road, Manchester, M15 4NT
Flat 204, Castle Quay, Chester Road, Manchester, M15 4NT
Flat 202, Castle Quay, Chester Road, Manchester, M15 4NT
Flat 201, Castle Quay, Chester Road, Manchester, M15 4NT

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: CITY1