

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128348/NMC/2020

Date registered valid: 20 October 2020

Proposal: Non Material Amendment to application ref 111026/FO/2016/C1 (as amended by 116413, 116450 and 126191) to split unit T3 into two separate retail units and provide additional louvre provision to the facades of unit T3b.

Address: Plot 5 & 6 Former BBC Site , Oxford Road, Manchester, M60 7HB

Ward(s): Deansgate Ward

Applicant: Manchester Charles Street Residential Scottish Ltd Saltire Court, 20 Castle Terrace, Edinburgh, EH1 2EN

Agent (if any): Mr David Bates Feilden Clegg Bradley Studios Carvers Warehouse, 77 Dale Street, Manchester, M1 2HG

Case officer: Angela Leckie
Tel: 0161 234 4651
Email: angela.leckie@manchester.gov.uk

Recommendation: APPROVE

Date of recommendation: 16 November 2020

Application details

Type of application: Non-Material Change Application

Development type: Minor Other

Date of site visit: N/A

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: Not applicable

Tree Preservation Order: Not applicable

Consultations & Notification Responses

None

Issues

See below

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:

Article 35 Declaration

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

1) 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

2) The proposed amendments are to improve the flexibility /marketability of the commercial offer within the building and comprise splitting Unit T3 into two separate units (T3a & T3b). Additional louvre provision to unit T3b there is no overall increase in the amount of commercial floorspace from that in the approval.

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

(a) PL1502-1B2-P-001-02 (Planning Application Boundary), 1808.02/PA/1000/X (Site Location Plan) and 1808.02/PA/1001/B (Illustrative Site Plan)

(b) 1808.02/PA/2001/X, 1808.02/PA/2002/D, 1808.02/PA/2003/D, 1808.02/PA/2004/B, 1808.02/PA/2005/A, 1808.02/PA/2006/B, 1808.02/PA/2007/C, 1808.02/PA/2008/B, 1808.02/PA/2009/B, 1808.02/PA/2010/A, 1808.02/PA/2700/A and 1808.02/PA/2701/A

(c) 1808.02/PA/2804/B, 1808.02/PA/2805/B, 1808.02/PA/2806/C and 1808.02/PA/2807/B

(d) Cladding details 1808.02/PA/3100/A, 1808.02/PA/3102/A and 1808.02/PA/3104/B , 1808.02/PA/3107/A, 1808.02/PA/3108/A, 1808.02/PA/3120/A , 1808.02/PA/3130/B and 1808.02/PA/3131/A (Roof Level Bay Study).

(e) Landscaping PL1502-1B2-P-002-02, PL1502-1B2-P-003-03, PL1502-1B2-P-004-03, PL1502-1B2-P-101-03, PL1502-1B2-P-201-03, PL1502-1B2-P-301-03, PL1502-1B2-P-401-03;

(f) Mitigation measures as set out in the Flood Risk Assessment (FRA) from Curtings Consulting (Ref ICMA0040/FRA/P1B dated 15th January 2016

(g) Recommendations contained in Crookes Walker Consulting Energy Strategy Statement dated 04-05-2017 and Sustainable Assessments Ltd Environmental Standards Statement dated 24-04-2017 to enable compliance the achievement of a reduction of 19% and hence compliance with the MCC's Policy EN6;

(h) Recommendations in sections 3.3 and 4 of the Crime Impact Assessment Version A dated 14-01-16 ;

(i) Surface Water Drainage Strategy by Curtins, Dwg MA1420-70-00-04 Rev A, SuDS Technical Note prepared by Curtins; Surface Water Drainage Management during Construction prepared by Sisk; attenuation zone for Phase 1B also shown on Building 5&6 Drainage Layout (referenced DR-D-70-500).

(j) Wind Mitigation Measures as set out in BMT Fluid Mechanics Wind Microclimate Study 14th July 2017;

(k) NATS letter dated 07-07-17 (No radar mitigation scheme is required), MAG e-mail dated 30-06-17 based on Aviation Lighting Report
Prepared for: Ridge and Partners LLP Circle Square Affinity Living June 2017 by Pager Power;

(l) Piling Risk Assessment by Curtains Ltd dated May 2017;

(m) Air Quality Mitigation measures set out in Circle Square (Former BBC Site) Buildings 5 and 6 Planning Submission Ventilation Strategy Statement Revision 3 and dwgs 1275-SK05- Rev P2, SK06- Rev P26, SK07- Rev P2, SK08- Rev P2, SK08- Rev P2, SK09- Rev P2, SK10- Rev P2, SK12- Rev P2 and SK13- Rev P2.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP 1, CC3, H1, H8, CC5 , CC6 , CC7, CC9 , CC10, T1, T2 , EN1, EN2 , EN3 , EN6 , EN 8, EN9, EN11, EN14, EN15, EN 16 , EN17, EN18, EN19, DM 1 and PA1 saved Unitary Development Plan polices DC18.1 DC19.1 , DC20 and DC26.1.

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

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 3 (high risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CITY1