

Planning

Growth & Development

Delegated officer report for planning application

Application no. 127812/FO/2020

Date registered valid: 21 August 2020

Proposal: Continued temporary use of the marketing suite, originally approved under application ref. 118626/FO/2017, for a further 5 years and the erection of a two storey extension and changes to associated car parking and landscaping

Address: Deansgate Square Marketing Suite , Great Jackson Street, Manchester , M15 4PA

Ward(s): Deansgate Ward

Applicant: Mr Phil Dorin Renaker Build Limited 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: 15 October 2020

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 4 September 2020

Expired: 25 September 2020

Neighbour notifications

Printed: 4 September 2020

Expired: 25 September 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 a site on the south west side of Great Jackson Street. The site is occupied by the existing marketing suite for the Deansgate Square development at Owen Street. It is bounded by Great Jackson Street to the north east, Melbourne Street to the south east, the Crown Street development site to the south west and Gaddum House, a three storey red brick office building, to the north west. The site forms part of the Great Jackson Street regeneration area.

Description of development

The proposal is to extend the temporary time period for the marketing suite by five years and to add a two storey extension to it to allow it to continue to serve the Deansgate Square development and to market the Castle Wharf development at 2-4 Chester Road. The proposed two storey extension would represent the exterior and interior of an apartment within the Castle Wharf development. The extension would contain a typical two bed apartment at the first floor. The ground floor would be used for additional sales / marketing space with two meeting rooms, a staff kitchen, male, female and accessible WCs and a PPE store.

The area of the proposed extension was used for car parking and landscaping as part of the original marketing suite. As a result of the proposed two storey extension there will be a reduction in the number of car parking spaces within the site from 15 spaces to 12 spaces. Two accessible parking spaces are included. Two motorcycle parking spaces and secure bike hoops are also proposed on site. The parking and cycling facilities would be provided for both staff and visitors. The existing pedestrian and vehicular access onto Great Jackson Street would be maintained.

At first floor the façade is clad in an anodised aluminium with a light 'champagne' bronze colour, which is a replica of the cladding at the crown of each of the two towers at Castle Wharf. The ground floor of the extension would be clad in Cor-Ten pre weathered steel to match the existing marketing suite.

Consultations & Notification Responses

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

Highway Services - Parking, vehicular and pedestrian access and waste arrangements are acceptable. Recommends a CMP condition.

Environmental Health - No objections.

MCC Flood Risk Management - The applicant should ensure the drainage from the new extension is designed and constructed to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.

Greater Manchester Archaeological Advisory Service - Archaeological works have already been carried out, therefore no condition is required.

Issues

The main issues to consider in assessing this proposal are the principle of extending the time limit for the marketing suite, its impact on visual amenity, noise and disturbance, highway safety, access and crime and disorder. The main policies that relate to this proposal are Section 4 (Promoting Sustainable Transport) of the National Planning Policy Framework, policies EN19 (Waste), CC10 (A Place for Everyone), Policy T2 (Accessible Areas of Opportunity and Need), SP1 (Spatial Principles) 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.

Principle of Extended Time

The proposed use is considered to be acceptable in the context of this part of the City Centre. The site forms part of the regeneration area of Great Jackson Street and should come forward in the future for permanent redevelopment as part of the regeneration framework for the area. It is considered appropriate that the site continues to be used as a marketing suite for a further five years to serve the Deansgate Square and Castle Wharf developments.

Amenity

There is no residential accommodation in the immediate vicinity of the site but the impact on the occupiers of other nearby buildings needs to be fully considered. The site is in a mixed use City Centre location with an office building adjacent and light industrial units opposite. The use would not generate significant noise and any comings and goings would be appropriate in the context of the site and its surroundings.

Given the above, it is considered that the extension and continued use would not have a detrimental impact on the amenity of surrounding occupiers in accordance with policies SP1, DM1 and EN19 of the Core Strategy for the City of Manchester and policy DC26 of the Unitary Development Plan.

Visual Amenity

The design of the extension is in keeping with the existing marketing suite in terms of its scale and massing. The ground floor material of Cor-Ten steel, which is pre-weathered to a warm red-orange colour, would match the existing marketing suite and help to ground the building and create a tonal relationship between the new marketing suite and its adjacent brick buildings. It is considered therefore that the proposed extension would have an acceptable impact on visual amenity and would be in accordance with Core Strategy policies SP1 and DM1.

Relationship to Public Transport Infrastructure and Highway Impact

The site is highly accessible by all sustainable forms of transport in one of the most accessible parts of the region. The site is close to Metrolink stations, Piccadilly Train Station and bus

services including Piccadilly Gardens Interchange. The revised car park layout and the access and egress points are considered acceptable from a highway safety point of view. The extension is not large and has largely been constructed and it is therefore not considered appropriate to attach a construction management plan condition in this instance. Given the above the proposals are considered to be in accordance with Section 4 of the National Planning Policy Framework and policies CC10, T1, T2 and DM1 of the Core Strategy for the City of Manchester.

Disabled Access

The proposal would provide level access into and throughout the site and building, with lift access internally. The proposals are therefore considered to be in accordance with policies CC10, T2 and DM1 of the Core Strategy for the City of Manchester.

Crime and Disorder - It is considered that the building and use would increase the level of natural surveillance and activity in the area, which could have a positive impact on crime and disorder in the area. The site would be secured with railings and gates to the front.

In view of the above it is considered that the proposals are consistent with Policy DM1 of the Core Strategy.

Conclusion

Given the above, the application is considered to be in accordance with the above policies and should be approved.

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 will seek to work with the applicant in a positive and pro-active manner to seeking solutions to problems arising in relation to dealing with the 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) This planning permission is granted for a limited period expiring on 19 April 2026 and all buildings, works, uses of land or other development hereby permitted shall be removed or discontinued and the land reinstated in accordance with a scheme previously approved within one month of the marketing suite being vacated or before the expiration of the period specified in this condition, whichever is sooner.

Reason - Due to the temporary nature of the use and in the interests of the amenity of the neighbourhood, pursuant to policy DM1 of the Core Strategy.

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

Drawing numbers

(01)001 - Location Plan

(04)100 Revision A - Proposed Site Plan

(04)-001 Revision A - Ground Floor Plan

(04)-002 - First Floor Plan

(05)-001 - Elevations Sheet 1

(05)-002 - Elevations Sheet 2

Design and Access Statement by Renaker dated August 2020;

Phase 1 Desk Study and Preliminary Contaminated Land Risk Assessment, Site Ref: 5894/GRL V1.00 dated November 2017 by Geo Assist Limited with appendices including:

Historical Maps by Geo Assist Limited received by the City Council as local planning authority on 21 August 2020

Geo-Assist Limited Data Currency;

GeoAssist Limited A3 UST Plan showing the location of bore holes;

Site Plan;

Site Photos and Site Photos Plan;

Waste Management Strategy Appendix E, dated 20 December 2017;

Archaeological Watching Brief, Report No: 2018/40 by University of Salford;

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 premises shall not open outside the following hours:

08:00 - 20:00 Monday to Friday; and

08:00 - 17:00 Saturday, Sunday and bank holidays.

Reason - In order to safeguard the amenities of the occupiers of nearby residential and commercial properties in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

4) No loading or unloading shall be carried out on the site outside the hours of:

07:30 to 20:00 Monday to Saturday.

There shall be no loading or unloading on Sundays or Bank Holidays.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

5) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining or nearby properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

6) The approved waste strategy shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

Informatives

1) The applicant should ensure the drainage from the new extension is designed and constructed to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.

2) Any highway works or Traffic Regulation Orders (TROs) shall be included as part of a S278 agreement, which shall be funded by the applicant.

3) Any materials approved for planning purposes should be discussed in full with Building Control. This is to ensure they meet the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with the Building Regulations you should discuss these with the Planning Service as soon as possible as this could materially affect your permission.

4) Any requirements for licensing, hoarding/scaffolding, building maintenance and any associated temporary traffic management arrangements may need discussion and agreement with the City Council's Highways Applications and Network Resilience teams via Contact Manchester, Tel: 0161 234 5004.

5) To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phases, construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council:

- o Monday - Friday: 07:30 to 18:00;
- o Saturday: 08:30 - 14:00;
- o Sunday / Bank holidays: No work.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Environment Agency
Greater Manchester Archaeological Advisory Service
United Utilities Water PLC

Nick Brown (photography) Ltd, Great Jackson Street, Manchester, M15 4AX
Unit 1, Olympia Trading Estate, Great Jackson Street, Manchester, M15 4NP
Tom Garner Motors, City Road, Manchester, M15 4PN
Bridgewater House, 2 Silvercroft Street, Manchester, M15 4WG
Olympia Trading Estate, Great Jackson Street, Manchester, M15 4NP
Unit 4, Olympia Trading Estate, Great Jackson Street, Manchester, M15 4NP
Unit 3, Olympia Trading Estate, Great Jackson Street, Manchester, M15 4NP
Unit 2, Olympia Trading Estate, Great Jackson Street, Manchester, M15 4NP

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CITY1