

Planning

Growth & Development

Delegated officer report for planning application

Application no. 127708/FO/2020

Date registered valid: 10 August 2020

Proposal: Elevational alterations including replacement of all existing windows, opening up of existing lower ground floor windows, revised ground floor entrance, and other minor associated external works including roof level solar panels.

Address: 76 Quay Street, Manchester, M3 4PR

Ward(s): Deansgate Ward

Applicant: Mr Nathan Appleby Justice Properties 76 Quay Street, Manchester, M3 4PR

Agent (if any): Rob Hotchkiss Seed Architects Ltd The Old Police Station, 62 Chapel Street, Manchester, M7 3AA

Case officer: Christopher Smith
Tel: 0161 234 4529
Email: christopher.smith@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 12 October 2020

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 26 August 2020

Standard consultations:

Printed: 26 August 2020 Expired: 16 September 2020

Neighbour notifications

Printed: 26 August 2020 Expired: 16 September 2020

Site notice

Posted: 26 August 2020 Expired: 16 September 2020

Press advert

Published: 1 September 2020 Expired: 22 September 2020

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

The applicant site related to a historic warehouse in Manchester City Centre. The building is not listed nor is it within any designated Conservation Area.

It is understood that the existing building is occupied as Office space.

Description of development

The developer has submitted a full planning application for material alterations to the exterior elevations of the building on the proposal site. These alterations include:

Replacement of all non-original timber windows with sleek frameless glazing.

Replacement of existing ground floor entrance with glazed entrance

Reinstatement of brickwork at roof level and alterations for ventilation at lower level

Installation of roof PV panels.

Consultations & Notification Responses

Publicity - 82 neighbour notification letters were sent by the City Council and a site notice and local press advert were produced. No representations were received as a result of this publicity.

Highways - No objection and requested informative note to applicant.

Environmental Health – No comments to make.

Greater Manchester Police – All external fittings should be certified Secure by Design standards.

Issues

The main issues for consideration relate to the acceptability of the proposals in terms of the impact on visual amenity. The main policies that relate to the assessment of the proposals are section 12 (Achieving well-designed places) of the revised National Planning Policy Framework (Feb 2019), policies SP1 (Spatial Principles), DM1 (Development Management) and EN1 (Design Principles and Strategic Character Areas) of the Core Strategy for the City of Manchester.

Amenity, Crime and Access

The proposed external alterations to the existing building are relatively minor in nature however will materially change the elevations. It is the applicant's intention to enable the building to be carbon 'passive'.

The proposed window alterations would see the non-original timber windows replaced with frameless glazing which would be highly energy efficient.. Brickwork to the existing building would be altered and reinstated. A new ground floor entrance would be installed, which would provide level access

The applicant / agent has confirmed all new external fittings would meet Secure by Design standards.

Overall the alterations are considered to be minor in nature and the final details of the works are to be controlled via conditions recommended within this report. It is therefore considered the proposal will have no detrimental impact on the street scene and as such 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

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. In this instance amendments were made to the proposals and appropriate conditions were attached with the agreement of the applicant / agent.

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. A111, stamped as received by the City Council as Local Planning Authority on 09 July 2018.

Drawings No. A001, A002, A003, A009, A101, A102, A103, A104, stamped as received by the City Council as local planning authority on 10 August 2020.

Drawing No. A109 Rev 1, stamped as received by the City Council as local planning authority on 07 October 2020.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies EN1, SP1 and DM1 of the City of Manchester Core Strategy.

3) Notwithstanding the approved plans and documents as specified in condition 2, prior to the commencement of the development, full and final detailed cross sections including clear annotation for:

- all window replacements and window related alterations;

- ground floor entrance; and

- all brick detailing including works to conceal vents (Gartside Street elevation), shall be submitted to and approved in writing by the City Council as local planning authority. The specifications and installation methodology, including brick samples if necessary, for any and all window alterations shall also be provided.

The development shall be carried out in full accordance with the approved details thereafter.

Reason - In the interests of the visual amenity of the area within which the site is located, as specified in policies EN1, SP1 and DM1 of the City of Manchester Core Strategy.

4) Notwithstanding the approved plans and documents as specified in condition 2, all associated writing and junction boxes associated with the installation of the Solar Roof Panels hereby approved shall be designed to be discrete and where possible totally hidden from the exterior of the building.

Reason - In the interests of the visual amenity of the area within which the site is located, as specified in policies EN1, SP1 and DM1 of the City of Manchester Core Strategy.

Informatives

1) The applicant will need to engage and obtain prior approval of the Highways Applications and Network Resilience team (Tel. 0161 234 5004) for any access or work undertaken on or from the adjacent public highway. This will include but shall not be limited to any requirements for traffic management, accommodating deliveries and the storage of plant and materials, and any associated permit needs. No work must be undertaken without prior consent.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Urban Design & Conservation
Greater Manchester Police

The New St Johns Building, New Quay Street, Manchester, M3 3BE
Eighth Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Seventh Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Sixth Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Fourth Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Third Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Second Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
First Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Fifth Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Car Park Spaces, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Ground Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
St Johns Court, Young Street, Manchester, M3 3FT
Bauhaus, 27 Quay Street, Manchester, M3 3GY
Flat 1006, 2 Little John Street, Manchester, M3 3GZ
Flat 1005, 2 Little John Street, Manchester, M3 3GZ
Flat 1004, 2 Little John Street, Manchester, M3 3GZ
Flat 1003, 2 Little John Street, Manchester, M3 3GZ
Flat 1002, 2 Little John Street, Manchester, M3 3GZ
Flat 1001, 2 Little John Street, Manchester, M3 3GZ
Flat 906, 2 Little John Street, Manchester, M3 3GZ
Flat 905, 2 Little John Street, Manchester, M3 3GZ
Flat 904, 2 Little John Street, Manchester, M3 3GZ
Flat 902, 2 Little John Street, Manchester, M3 3GZ
Flat 901, 2 Little John Street, Manchester, M3 3GZ
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Flat 101, 2 Little John Street, Manchester, M3 3GZ
Flat G06, 2 Little John Street, Manchester, M3 3GZ
Flat G05, 2 Little John Street, Manchester, M3 3GZ
Flat G04, 2 Little John Street, Manchester, M3 3GZ
Flat G03, 2 Little John Street, Manchester, M3 3GZ
Flat G02, 2 Little John Street, Manchester, M3 3GZ
Flat G01, 2 Little John Street, Manchester, M3 3GZ
Farjo Medical Centre, 70 Quay Street, Manchester, M3 3EJ
38 Young Street, Manchester, M3 3FT
Ground Floor And First Floor, 38 Young Street, Manchester, M3 3FT
36 Young Street, Manchester, M3 3FT

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
Area Team Boundary - Name: CITY1