

Planning

Growth & Development

Delegated officer report for planning application

Application no. 127707/NMC/2020

Date registered valid: 10 August 2020

Proposal: Non material amendment to planning permission 124995/FO/2019 to amend plant roof screen, alterations to landscaping and elevational alterations including relocation to the New Bridge Street entrance to the east elevation, changes to the west elevation including entrance surrounds and windows and changes to window fenestration

Address: Land Off Great Ducie Street, Manchester

Ward(s): Cheetham Ward

Applicant: C/o Agent

Agent (if any): Mr Neil Lucas Avison Young Avison Young, Norfolk House, 7 Norfolk Street, Manchester, M2 1DW

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: j.atkinson@manchester.gov.uk

Recommendation:

Date of recommendation: 25 August 2020

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

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

This 0.88 hectares site is used as a surface car park and is bounded by Great Ducie Street, New Bridge Street and existing surface car parking. It is roughly rectangular in shape and slopes towards Great Ducie Street. In the south eastern part of the site the topography rises more steeply towards New Bridge Street.

Planning permission is currently being implemented for the erection of a five storey educational building (18495 sqm) (Use Class D1) with associated access, servicing, landscaping, public realm and other associated works following removal of existing car park 124995/FO/2019

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The surrounding area contains a mixture of light industrial buildings, warehouses and surface level car parks. There is a Travelodge hotel to the north of the site and a residential development to the south west. The Manchester Arena is opposite the site on New Bridge Street. SrangeWAYS Prison is to the north east. The site is part of the Boddingtons Strategic Regeneration Framework. Victoria Station is directly opposite the site providing access to trains, trams and bus services across Manchester and beyond.

Description of development

Non material amendment to planning permission 124995/FO/2019 to amend plant roof screen, alterations to landscaping and elevational alterations including relocation to the New Bridge Street entrance to the east elevation, changes to the west elevation including entrance surrounds and windows and changes to window fenestration

Consultations & Notification Responses

n/a

Issues

The changes are as follows:

Roof Level

- Configuration of lift enclosure and boiler room amended to suit MEP requirements and reflect change to the internal core position.
- Plant screen increased as a result of MEP requirements to ensure large items of kit are hidden. Any smaller items outside the screen areas would not be visible from ground level.

Landscape

- Kerb lines to service yard altered to allow lorry access.
- 1m tall rail provided around disabled parking spaces/area, in line with Secure by Design recommendations.
- Provision of a dust extract on north elevation (serving internal workshop area).

North Elevation

- Additional doors provided onto external landscape at level 00 which have been relocated from the east elevation due to the internal core moving.
- Door colour changed from gold to black

South & East Elevations

- Revolving door to HE entrance moved from south elevation (New Bridge Street) to east elevation (Green Strip) at level 01. This is required to allow level access rather than stepped.
- Curtain walling to south elevation moved very slightly outwards at HE entrance to prevent rough sleeping on the 'shelf' below the curtain walling.

West Elevation

- Change in the door configuration at level 00 due to general development of internal reception and restaurant area.
- Change in door colour from gold to black as the design team have not been able to find anodised gold doors that would conform to SBD standards.
- Additional transom added at level 01 for part of curtain wall extent. This is required to ensure that necessary acoustic requirements can be achieved.
- Entrance surround changed from a pre-cast surround to a Corium faced surround with black aluminium to the soffit only. The reveal is in Corium.

Window matrix and window elevations

- Matrix developed in line with curriculum activities behind relevant windows. Where changes are necessary, in most cases this comprises different window types with the bottom 1100mm back-painted so that a desk can be positioned against the window.
- Windows to the stair lobbies have been developed to have additional transoms to achieve the clear area for the smoke AOV.

The above changes have been considered and are of a non material nature and overall improve the aesthetics of the building. The most significant, but non material change, is to the revolving door to HE entrance moved from south elevation (New Bridge Street) to east elevation (Green Strip) at level 01. This is required to allow level access rather than stepped. Whilst there will remove the entrance from New Bridge Street the entrance would overlook the public realm which would come forward on the adjacent residential side of the former Boddingtons site.

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) The proposal involves amendments to plant roof screen, alterations to landscaping and elevational alterations including relocation to the New Bridge Street entrance to the east elevation, changes to the west elevation including entrance surrounds and windows and changes to window fenestration

2) Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the appearance of the building.

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

2051 Rev P04, 2296 Rev P02, 1090 Rev P02, 1095 Rev P02, 3291 Rev P02, 3292 Rev P02, 3293 Rev P02, 3294 Rev P02, 3390 Rev P02, 3391 Rev P02, 3395 Rev P02, 4291 Rev P02, 4292 Rev P02 and covering letter stamped as received by the City Council, as Local Planning Authority, on the 10 August 2020

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.

12) (a) Notwithstanding drawings 1090 Rev P02 and 1095 Rev P02 stamped as received by the City Council, as Local Planning Authority, on the 10 August 2020, prior to the first use of this development, details of hard and soft landscaping treatments (including tree planting, street tree planting, boundary treatments and appropriate samples of materials of hard landscaping) shall be submitted to and approved in writing by the City Council as local planning authority.

(b) The approved scheme shall be implemented prior to the first use of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

18) The development hereby approved shall be carried out in accordance with site waste management strategy stamped as received by the City Council, as Local Planning Authority, on the 1 October 2019 and drawing 1095 Rev P02 stamped as received by the City Council, as Local Planning Authority, on the 10 August 2020. The details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - To ensure adequate refuse arrangement are put in place for the development pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

24) (a) Prior to the first use of the building, the provision of 112 cycle spaces, as indicated on drawing 1095 Rev P02 stamped as received by the City Council, as Local Planning Authority, on the 10 August 2020 shall be implemented and retained and maintained in situ for as long as the development remains in use.

(b) Within 12 months of the first use of the development hereby approved a cycle parking review shall be submitted for approval in writing by the City Council, as Local Planning Authority. The review shall detail uptake of cycle parking facilities at the development. Where the review shows that there is demand for additional cycle parking at the development details shall be submitted and a timescale for implementation shall be provided. The additional cycle parking shall then be implemented in accordance with the agreed timescale.

Reason - To ensure there is sufficient cycles stand provision at the development and the occupants in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

25) Prior to the first use of the development hereby approved, the six disabled car parking spaces, as indicated on drawing 1095 Rev P02 stamped as received by the City Council, as Local Planning Authority, on the 10 August 2020 shall be laid out, demarcated and made available. This shall include the installation of the layby which can also be used for a further two

disabled car parking spaces as required. The car parking layout shall be retained and maintained for as long as the development remains in use.

Reason - To ensure disabled car parking is available for the development pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012).

27) Prior to the first use of the development 6 electric car charging points shall be installed within the car parking area (as indicated on drawing 1095 Rev P02 stamped as received by the City Council, as Local Planning Authority, on the 10 August 2020) in accordance with a scheme submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented prior to the first use of the development and made available and thereafter retained for as long as the development is in place.

Reason - In the interest of promoting alternatives and minimising the impact of the development on air quality pursuant to policies EN16 of the Manchester Core Strategy (2012).

33) The roof terrace and external social areas as shown on drawings 2296 Rev P02 and 1095 Rev P02 stamped as received by the City Council, as Local Planning Authority, on the 10 August 2020 shall not be open outside the following hours:-

Monday to Sunday 08:00 to 23:00

There shall be no amplified music or sound on the roof terrace at any time.

Reason - In interests of amenity in order to reduce noise and general disturbance 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.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3

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) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: NORTH1