

Planning

Growth & Development

Delegated officer report for planning application

Application no. 127585/NMC/2020

Date registered valid: 28 July 2020

Proposal: Non material amendment to planning permission referenced 116777/FO/2017 to allow changes to the wording of condition 5 (drainage) and alterations to the timescale for the submission of information

Address: 25-27 Rochdale Road, Manchester, M4 4HT

Ward(s): Piccadilly Ward

Applicant: Wyngrove Ltd C/O Agent

Agent (if any): Miss Hannah Payne WSP 8 First Street, Manchester, M15 4RP

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

Recommendation:

Date of recommendation: 6 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

The application site measures 1266 sqm or 0.1266 hectares in total area and is owned and occupied by Realty Estates. The site is currently comprised of a single storey office premises to the western end of the site with the remainder used for 42 space surface car park. There is some vegetation along the site boundaries with 2 small trees adjacent to the office building. The site is then bounded by a mix of treatments including a low brick wall and a wire mesh security fence. The Site is located within Manchester City Centre's Northern Gateway on Rochdale Road, which is a key arterial route into the City Centre. The site is bounded by Rochdale Road to the south, the Particular Baptist Church to the east, Dyche Street to the north and Ludgate Street to the west.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The area to the north and east of the site is predominantly a residential area between Rochdale Road and Angel Meadow. The residential accommodation is a mixture of new build apartment buildings, and converted former Industrial buildings. Recent planning permissions also include the new Hilton hotel on the vacant Sharp Street site. The area to the south of the application site across Rochdale Road is the New Cross area of Ancoats. This area is a strategic regeneration area of the City and is currently going through significant change. The area is dominated by former industrial buildings converted into offices and retail uses, with a number of temporary surface car parks where the land is awaiting redevelopment. The area to the west of the application site is the strategic regeneration area of the NOMA district, which again is going

through significant change. The masterplan for this area includes the provision of a new commercial district, however it also includes the incorporation of an approved proposal for Private Rented Sector apartments facing onto Rochdale Road and the southern east side of Angel Street. The most dominant feature in this area is the new office headquarters for the Co-operative Group at 1 Angel Meadows. As mentioned above, the application site is located in an area going through significant change and is surrounded by key regeneration frameworks areas. The site is adjacent to the New Cross Neighbourhood Development Framework (July 2015) and the Noma Masterplan (July 2009). The site is also positioned within the wider study area of the Angel Meadow Strategic Update to the Noma Masterplan (February 2015). This area is very urban in character located within the City centre fringe and has a number of key radial routes crossing through into the City Centre, including Rochdale Road on which the application is situated. There are a number of existing and approved buildings of height in this area including the existing building at Skyline, and recently approved tall buildings including the Hampton by Hilton hotel development and the MODA Living development.

Description of development

Non material amendment to planning permission referenced 116777/FO/2017 to allow changes to the wording of condition 5 (drainage) and alterations to the timescale for the submission of information

Consultations & Notification Responses

n/a

Issues

The proposal seeks to modify condition 5 'drainage' to allow works limited ground works to take place without triggering the pre-commencement element of the condition. Any works which would go beyond this would require the condition to be complied with in full. It is not considered that this amendment does not alter the spirit of the condition and can therefore be considered as a non-material change.

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 the amendment to the wording of condition 5 (Drainage) to amend the timescale for the submission of details.

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 planning condition.

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

Drawing SK-102 Rev P01 stamped as received by the City Council, as Local Planning Authority, on the 28 July 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.

5) With the exception of the slab edge thickening works defined on Structural GA: Ground Level Plan (Ref: 870 SK-102 P01, the development shall not commence until a scheme for the drainage of surface water from the new development shall be submitted and approved in writing by the City Council as the Local Planning Authority. The development shall then be constructed in accordance with the approved details, within a previously agreed timescale. Prior to the first occupation of the development a verification report shall be submitted, including relevant photographic evidence, that the scheme has been implemented in accordance with the previously approved details.

Reason - The application site is located within a critical drainage area and in line with the requirements in relation to sustainable urban drainage systems, further consideration should be given to the control of surface water at the site in order to minimise localised flood risk pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

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
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M