MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	126964/JO/2020
Date registered valid:	21 May 2020
Proposal:	S19 application to amend conditions 2 (Approved Dwgs and Documents) and 3 (Materials) attached to application ref no 121291/LO/2018
Address:	Redfern Building, Redfern Street, Manchester,
Ward(s):	Piccadilly Ward
Applicant:	NOMA (GP) Ltd C/o Agent
Agent (if any):	Ms Katie Wray Deloitte Real Estate 2 Hardman Street, Manchester, M3 3HF
Case officer:	Angela Leckie Tel: 0161 234 4651 Email: a.leckie@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	26-06-20

A**pplication details**

Type of application:	Variation or Removal of Condition
Development type:	Listed building alteration
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: Grade II

Conservation area: N/A

Tree Preservation Order: N/A

Description of area

See 121291/LO/2018

Description of development

The application seeks to formalise ongoing design development discussions and agreements on materials which have taken place during the project delivery. The original consents relate to a change of use at Levels 1 and 2 from B1 office use to A1 (shop) or A3 (restaurant and café) or A4 (Drinking Establishment) (Unit 1), A4 (Drinking Establishment) (Unit 2) and A1 (shop), A4 (Drinking Establishment), B1 (office and workshop), D1 (exhibition space) and D2 (assembly and leisure) (Sui Generis) use, retention and refubishment of B1 offices above and provision of cycle storage and showers, and bin storage along with external works relating to the reuse and refurbishment of the building including works to the windows and elevations (replacement of non-original timber and refurbishment of steel), creation of new shopfronts to Sadler's Yard and Mayes Street elevations, creation of an amenity terrace at roof level including external alterations to facilitate a new doorway, introduction of external plant and screen at roof level and associated works.

Construction work commenced in 2019 and the project is shortly scheduled for practical completion.

This application seeks to make minor amendments to the approved Tenant Fit Out Guide (dated November 2018) relating to the office areas of the building only.

Consultations & Notification Responses

Publicity – The occupiers of adjacent properties were notified about the application and no representations were received.

Issues

The amendments relate to areas of design development that have emerged since the original consents were granted as the delivery has revealed more of the building and the historic fabric and final design approaches have been developed in response to this. The agreed design development changes were captured in a tracking document and agreed through a series of regular meetings with the LPA.

At those same meetings final details of materials, strategies and specifications to support the refurbishment in accordance with conditions 2 and 3 have also been agreed.

These applicants have now been submitted to formalise the various amendments

that have been agreed as detailed above and due to these ongoing agreements the amendments to the original approval are acceptable.

This application seeks to make minor amendments to the approved Tenant Fit Out Guide (dated November 2018) relating to the office areas of the building only.

The approved Guide provided specific parameters in respect to signage zones and blinds for the building. However, to facilitate the occupation of the building, amendments and additions to the Fit Out Guide are required. These amendments are driven by recent conversations with the prospective tenant and are summarised below.

 Flexibility to enable the inclusion of partitions within dedicated zones of the office areas
 Parameters for blinds, including fixings, to enable tenants to install blinds, whilst ensuring a coherent system across whole building
 Specific information on the M&E locations, including taking into account any partitions
 Signage locations and styles

Notwithstanding this interest, the Strategy considers scenarios where the building is both single and multi tenanted. It is considered that the proposed Strategies would strike an appropriate balance between responding to the requirements of prospective tenants in terms of the need for some level of privacy within some spaces and the need to ensure that an expression of the volume of the spaces within the building is maintained. On balance the proposed amendments are considered to be acceptable and whilst there may be some harm to the character of the building from the level of sub-division proposed , this harm would be less than substantial and outweighed by the clear public benefits of attracting the type of target tenant to this part of the City Centre.

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 polices 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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application.

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

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

a) The location plan referenced Site Location Plan 00-800, Existing Site Plan 00-801 and Proposed Site Plan 00-802;

b) The drawings referenced: Demolition Lower Ground (Sadler's Yard) Level 1 01-811, Demolition Ground Floor Level 2 01-812, Demolition First Floor Level 3 01-813 Rev A, Demolition Second Floor Level 4 01-814 Rev A, Demolition Third Floor Level 5 01-815 Rev A, Demolition Fourth Floor Level 6 01-816 Rev A, Demolition Fifth Floor Level 7 01-817, Demolition Roof/Plant Deck Level 8 01-818, Demolition East Elevation 01- 825, Demolition North Elevation 01-826, Demolition West Elevation 01-827, Demolition South Lightwell Elevation 01-828, Demolition Lower Ground (Sadler's Yard) Reflected Ceiling Plan Level 1 01-801, Demolition Ground Floor Reflected Ceiling Plan Level 2 01-802, Demolition First Floor Reflected Ceiling Plan Level 3 01-803, Demolition Second Floor Reflected Ceiling Plan Level 4 01-804, Demolition Third Floor Reflected Ceiling Plan Level 5 01-805, Demolition Fourth Floor Reflected Ceiling Plan Level 6 01-806 and Demolition fifth Floor Reflected Ceiling Plan Level 7 01-807;

c) General Arrangement Proposed Lower Ground (Sadler's Yard) Level 1 20-801 Rev C, General Arrangement Proposed Ground Floor Level 2 20- 802 Rev C, General Arrangement Proposed First Floor Level 3 20-803 Rev B, General Arrangement Proposed Second Floor Level 4 20-804 Rev B, General Arrangement Proposed Third Floor Level 5 20-805 Rev B, General Arrangement Proposed Fourth Floor Level 6 20-806 Rev B, General Arrangement Proposed Fifth Floor Level 7 20-807 Rev B, General Arrangement Proposed Roof/Plant Deck Level 8 27-854 Rev A, 20-808 Rev B. Proposed East Elevation 20-825, Proposed North Elevation 20-826 Rev B, Proposed West Elevation 20-827 Rev A, Proposed South Atrium Elevation 20-828, Proposed Section A-A 20-835, Proposed Section B-B 20-836 Rev A, Sadler's Yard Elevation Study 20-840 Rev A, Mayes Street Elevation Study 20-841 Rev A and Roof Terrace Elevation Study 20-843;

d) Dantzic Street East Elevation Making Good/Fabric Analysis Proposed 21-825, Mayes Street North Elevation Making Good/Fabric Analysis Proposed 21-826 Rev A, Sadler's Yard West Elevation Making Good/Fabric Analysis Proposed 21-827, Lightwell Elevations Making good/Fabric Analysis Proposed 21-828, Dantzic Street East Elevation Making Good/Fabric Analysis Existing 21-835, Mayes Street North Elevation Making Good/Fabric Analysis Existing 21-836, Sadler's Yard West Elevation Making Good/Fabric Analysis Existing 21-837 Lightwell Elevations Making good/Fabric Analysis Existing 21-838, Sadler's Yard Elevation - External Wall Details 21-850 Rev A Mayes Street - External Wall Details 21-855 and Roof Terrace - External Wall Details 21-865 Rev A;

e) Proposed Internal Walls General Arrangement Lower Ground (Sadler's Yard) Level 1 22-801, Proposed Internal Walls General Arrangement Ground Floor Level 2 22-802, Proposed Internal Walls General Arrangement First Floor Level 3 22-803, Proposed Internal Walls - General Arrangement First Second Floor Level 4 22-804, Proposed Internal Walls - General Arrangement Third Floor Level 5 22-805 Proposed Internal Walls - General Arrangement Fourth Floor Level 6 22-806, Proposed Internal Walls - General Arrangement Fifth Floor Level 7 22-807, Proposed Internal Wall Types 22-851 Rev A, Proposed Internal Wall Interface Details 01 22-860 and Proposed Internal Wall Interface Details 02 22-861;

f) Sadler's Yard Stair Core A - Demolition Elevations (1 of 2) 24-815, Sadler's Yard Stair Core A - Demolition Elevations (2 of 2), Dantzic Street Stair Core B - Demolition Elevations (1 of 2) 24-820, Dantzic Street Stair Core B - Demolition Elevations (2 of 2), Sadler's Yard Stair Core A - Proposed Elevations (1 of 2) 24-825, Sadler's Yard Stair Core A - Proposed Elevations (2 of 2) 24- 826, Sadler's Yard Stair Core A - Proposed Balustrading - General Arrangement 24-827 Rev A, Dantzic Street Stair Core B - Proposed Elevations (1 of 2) 24-830, Dantzic Street Stair Core B - Proposed Elevations (2 of 2), Dantzic Street Stair Core B - Proposed Ballustrading - General Arrangement 24-837, Sadler's Yard Stair Core A - Details 24- 850, Dantzic Street Stair Core B - Details 24-860 and New Office Accommodation Stair - Details 24-870 rev A; Stair Core B Final Exit 6113-32-515;

g) Roof Details - Roof Terrace 27-851, Roof Details - plant screen 27-852 Rev B, Roof Details - Lift Overrun 27-853 and Roof Details - AOV & Riser Overrun 27-854 RevA;

h) Window Types 31-801 Rev A, Window Types 31-802 Rev B, Window Types 31-803, Window Types 31-804 Rev A, Window Schedule 31-901, Window Types: Proposed East Elevation 31-825, Window Types: Proposed North Elevation 31-826 Rev A, Window Types: Proposed West Elevation 31-827 Rev A, and Window Types: Proposed South Atrium Elevation 31-828;

i) Jamb / Cill / Head Detail - Lower Ground Floor 31-851, Jamb / Cill / Head Detail - Typical Upper 31-852, Jamb / Cill / Head Detail - Fifth Floor 31-853 Rev B and Window Types: Proposed West Elevation 31-827;

j) Proposed Door Types Internal 32-810 Rev B and Proposed Door Types External 32-820 Rev A.

k) Raised Access Floor General Arrangement - Ground Floor 33-802 Rev B, Raised Access Floor General Arrangement - First/Second/Third/Fourth (Typical) Floor 33-803 and Raised Access Floor General Arrangement - Fifth Floor 33-805

l) Proposed Lower Ground (Sadler's Yard) Reflected Ceiling Plan Level 1 35-111 revC, 35-112 revC 35-821, Proposed Ground Floor Reflected Ceiling Plan Level 2 35-601 revA 35-822 Rev B, Proposed First Floor Reflected Ceiling Plan Level 3 35-823, Proposed Second Floor Reflected Ceiling Plan Level 4 35-824 Proposed Third Floor Reflected Ceiling Plan Level 5 35-825, Proposed Fourth Floor Reflected Ceiling Plan Level 6 35-826 Proposed Fifth Floor Reflected Ceiling Plan Level 7 35-827, Lower Ground (Sadler's Yard) Wall Finishes General Arrangement Level 1 42-801 Rev B Ground Floor Wall Finishes General Arrangement Level 2 42-802 Rev B, First Floor Wall Finishes General Arrangement 42-803 Rev A Second Floor Wall Finishes General Arrangement 42-804 Rev A, Third Floor Wall Finishes General Arrangement 42-805 Rev A, Fourth Floor Wall Finishes General Arrangement Level 6 42-806 Rev A and Fifth Floor Wall Finishes General Arrangement Level 7 42-807 Rev A;

m) Lower Ground (Sadler's Yard) Floor Finishes General Arrangement 43-801, Ground Floor - Floor Finishes General Arrangement 43-802 Rev B First Floor - Floor Finishes General Arrangement 43-803, Second Floor - Floor Finishes General Arrangement 43-804, Third Floor - Floor Finishes General Arrangement 43- 805, Fourth Floor - Floor Finishes General Arrangement 43-806 and Fifth Floor - Floor Finishes General Arrangement 43-807;

n) General Vehicle Access Proposed Site Layout 71-802;

o) WC Elevation - Levels 03-06 - AWC 74-805, WC Elevations - Levels 03-06 - CORE A sheet 1 74-810, WC Elevations - Levels 03-06 - CORE A sheet 2 74-811, WC Elevations - Levels 03-06 - CORE B sheet 1 74-815 and WC Elevations - Levels 03-06 - CORE B sheet 2 74-816;

p) Construction Phase Health, Safety & Environmental Plan, Redfern Building, Dantzic Street, Manchester(Issue Date: 10/08/2017 Issue No. 03 Form No. F-HS 033) and Russells Noise and Vibration Control Plan (Redfern);

q) Scaffolding Dwgs HS4743-1B, 2C, 3B and 4 (subject to holes in bricks and joints being repaired with matching materials);

(r)Tenant Fit-Out Guide of Redfern, NOMA Manchester June 2020 Prepared by Russell Smith RSS/M172947;

s) Refuse arrangements for Offices (B1) and (A1) as set out in Redfern Waste Proforma dated 12 September 2018 and response to the statutory consultee comments document attached to Deloitte's e-mail dated 25-10-18;

t) The Conservation Strategy - Repair and Cleaning of Externals: Roof coverings and Features; Parapets; Masonry Cladding received by the City Council as local planning authority on 3rd November 2018;

u) The Conservation Strategy - Internals: Ceiling Soffits, Internal walls and Floor Coverings received by the City Council as local planning authority on 14th September 2018;

v) The Conservation Strategy - Basement Partitions received by the City Council as local planning authority on 14th September 2018;

w) The Conservation Strategy - Manumarble Staircase and Lifts received by the City Council as local planning authority on 14th September 2018;

x) Materials Schedule dated April 2020 as agreed on 30 April 2020 by the City Council as local planning authority;

y) The Noise Impact Assessment Report referenced 24688/NIA1 Revision 2 prepared by Hann Tucker Associates and dated 6th November 2018 in relation to the office uses;

z) Measures within the Energy Strategy Statement prepared by Crookes Walker Consulting and Environmental Standards Statement by AL received by the City Council as local planning authority on 14th September 2018;

aa) Level 2 Historic Building Record prepared by Stephen Levrant Heritage Architecture received by the City Council as local planning authority on 20th November 2018;

bb) Window Survey by Window Repair Company Rev 01 received by the City Council as local planning authority on 14th September 2018; and

cc) Redfern Building, Listed Building Structural Report, Curtins Ref: 068952-CUR-00-XX-RP-S-001, Revision: V02, Issue Date: 13 September 2018

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EC1, CC9, CC10, EN3, EN15, EN16, EN17, EN19, T2, SP1 and DM1 of the Core Strategy, saved policies DC18.1, DC19.1 and DC26 and Sections 12 and 16 of the National Planning Policy Framework.

3) The development shall be implemented in accordance with items 1 to 8 of the materials schedule as received and agreed by the City Council as local planning authority on 05-05-20

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in 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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CITY1