

Planning

Growth & Development

Delegated officer report for planning application

Application no. 126994/NMC/2020

Date registered valid: 26 May 2020

Proposal: Application for a non-material amendment following a grant of planning permission under previously approved planning application 111777/FO/2016 to allow for a revision to some of the approved drawings and documents listed in condition 2

Address: New Victoria , Land At Corporation Street, Manchester, M3 1NX

Ward(s): Deansgate Ward

Applicant: Muse Developments Ltd C/o Agent

Agent (if any): Mr John Cooper Deloitte LLP PO Box 500, 2 Hardman Street, Manchester, M3 3HF

Case officer: Carolyn Parry
Tel: 0161 234 4022
Email: c.parry@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 12 June 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

On 29 September 2016 Planning Permission was granted for a mixed-use scheme on the New Victoria site, bound by Corporation Street, Cheetham Hill Road Bridge and Victoria Station (111777/FO/2016/C1) for the following description of development:

"Erection of two residential buildings of a maximum 21 and 26 storeys to accommodate 520 apartments (178 x 1 bed, 286 x 2 bed and 56 x 3 bed apartments) (Use Class C3). Erection of one office building of maximum eight storeys comprising up to 11,647 sq. m (GIA) of office accommodation. Ground floor commercial space (Use Class A1, A2, A3 and B1), lower ground level car parking, access and servicing arrangements, alterations to Corporation Street, new public realm and other associated works."

Since the application was approved, the pre-commencement conditions requirements have been discharged or amended where appropriate and the permission has been implemented.

Non Material Amendments to the Approved Development

The proposed changes are summarised below and also detailed within the enclosed Design Document prepared by Sheppard Robson.

Design Development

- Balcony Balustrades - following amendments to the Building Regulations, which came into force in December 2018, the use of laminated glass has been reviewed and the proposal now relates to metal balustrades. This is in order to mitigate the risk of non-compliance with the Building Regulations.
- Upper Level Screen to Penthouse Corridors - the decorative screen proposed as part of the original planning permission has been replaced with a more functional design, which incorporates glazing and curtain walling with projecting fins. This new choice in materials is considered to be more in-keeping with the style of the overall scheme. In addition, the new materials benefit from lower embodied carbon and enhanced ease of maintenance which in turn will help to retain the high quality appearance once the building is operational.
- Addition of Photovoltaics to Roof Area - since the approval of the original planning application Photovoltaic (PV) technology has improved, and so it is now possible to incorporate PVs into the design. This produces renewable energy for the building, reduces the building's environmental impact and supports improvements against Part L of the Building Regulations.
- Lower Ground Floor Plant and Ground Floor Retail and Reception Areas - adjustments are proposed to the lower ground floor plant, and ground floor retail and reception areas to accommodate the developed mechanical, engineering and plumbing design and developer requirements.
- Parapets - following discussions with the Structural Engineer and Contractor it is proposed that the parapets be extended to provide continuous edge protection, and to simplify the construction.

Energy and Ventilation Strategy

Following the approval of the original planning permission, new guidance was released in relation to assessing overheating (CIBSE TM59 Assessments) in June 2017. This guidance sets more onerous targets for overheating. Taking into account associated noise considerations, which are a specific issue and consideration for this Site, it has been necessary to introduce an alternative ventilation strategy which in turn has required the energy strategy for the building to be reviewed.

The factors affecting the methodology of the overheating assessment also impacts the façade design and acoustic mitigation considerations. As such, in developing the detailed façade design, the project team have considered the potentially competing issues that determine the façade specification and importantly Part L.

In addition, detailed options appraisal has been undertaken to balance the competing considerations.

Alternative proposals have been developed as a result, which involves the omission of the approved bottom hung windows and the introduction of full length, side hung, inward opening, glazed windows. A perforated screen has been introduced in front of this to provide edge protection for when the window is open. This has led to the aesthetic simplification of the elevations by removing the window transom and heavy frame required for the inward opening windows. This has also all the Mechanical Ventilation Heat Recovery (MVHR) system intake and exhaust vents to be integrated into the façade as part of the perforated ventilation screen, an improvement to the original façade appearance. In addition, some of the window module widths have been increased from 500mm to 750mm to provide the required ventilation; this has a minor impact on the elevations, whilst the original design and vertical expression has been maintained.

In summary, due to the more stringent overheating guidelines, the orientation of the buildings, and the high level background noise levels at this location, the overheating assessment has fed into the detailed design, resulting in a reduced percentage improvement over Part L. Whilst the

approved scheme achieved a 7.6% compliance margin, the actual total emissions of the approved scheme is higher than the current proposals (which achieves a 2.6% compliance margin). The actual building proposal emissions for the approved scheme and the current proposals are:

- Approved scheme emissions = 774 tonnes
- Current proposals emissions = 765 tonnes

Emissions for the current proposals are 9 tonnes lower than the approved proposals, a reduction of 1.2% of the total emissions compared to the approved scheme. Further, when comparing the current proposals with the approved compliance target, it results in an 8.87% margin of improvement, demonstrating the reduction in actual tonnes of carbon emissions.

It should be noted that the Ventilation Strategy has not changed from the details set out within the approved Ventilation Statement prepared by Arup, which was approved with the original permission. The details set out above comprise the detailed design of the strategy approved with the original permission.

Cycle Parking

Due to the changes in the ground and lower ground floor layout, some of the residents' cycle parking has been relocated. The original permission provided 260 residents and visitor cycle parking spaces. The same number of cycle parking provision is proposed with 231 spaces are provided within the buildings and the remainder provided via Sheffield hoops within the residents parking area and the public realm adjacent to Corporation Street.

The amended location of the cycle parking provision is set out in drawing references: PL1487-VW-112 and PL1487-VW-114.

Consultations & Notification Responses

None

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

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

1) Following an assessment of the details submitted, I can confirm that the proposed amendment is considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed change will have no material impact upon the previously approved scheme.

2) For the avoidance of doubt, the condition below replaces the previous condition 2 on approved planning application 111777/FO/2016:

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

00- 5219-SI-00-002 E Location Plan 1:1250 A1
5219-SI-00-003 G Site Plan As Existing 1:250 A1
5219-SI-00-090 A Proposed Block Plan 1:500 A1

5219-SI-00-103 E Proposed Masterplan - Roof Plan 1:250 A1

5219-SI-00-110 D Existing Elevations 1:500 A1
5219-SI-00-111 D Existing Elevations 1:500 A1

5219-SI-00-120 C Existing Sections 1:500 A1

5219-SI-00-130 B Proposed Phasing Plan 1:1250 A1

5219-P3-20-199 G Office - Lower Ground Floor 1:100 A1
5219-P3-20-200 G Office - Ground Floor 1:100 A1
5219-P3-20-201 H Office - First Floor 1:100 A1
5219-P3-20-202 E Office - Second Floor 1:100 A1
5219-P3-20-203 E Office - Third Floor 1:100 A1
5219-P3-20-204 E Office - Fourth Floor 1:100 A1
5219-P3-20-205 E Office - Fifth Floor 1:100 A1
5219-P3-20-206 E Office - Sixth Floor 1:100 A1
5219-P3-20-207 E Office - Seventh Floor 1:100 A1
5219-P3-20-208 E Office - Eighth Floor (Roof Plant) 1:100 A1

Plot 1 5219-P1-20-301 D Residential 1 -Sections - Sheet 1 1:100 A1
Plot 2 5219-P2-20-301 D Residential 2 - Sections - Sheet 1 1:100 A1
Plot 3 5219-P3-20-301 E Office - Sections - Sheet 1 1:100 A1

5219-P1-20-411 F Residential 1 - Elevations - Sheet 1 1:200 A1
5219-P1-20-412 F Residential 1 - Elevations - Sheet 2 1:200 A1

5219-P3-20-411 E Office - Elevation P3-1 1:200 A1
5219-P3-20-412 E Office - Elevation P3-2 1:200 A1
5219-P3-20-413 E Office - Elevation P3-3 1:200 A1
5219-P3-20-414 F Office - Elevation P3-4 1:200 A1

5219-SI-21-401 A Bridge Study 1:50 A1

Plot 2 5219-P2-20-401 _ Residential 2 - Bay Study - Bottom Façade 1:20 A1
Plot 3 5219-P3-21-401 D Office - Typical Cladding Detail 1:20 A1

LANDSCAPE DRAWINGS

PL1487.112 _ Vehicular Access Lower Ground Floor
PL1487.113 _ Vehicular Access Ground Floor
PL1487.105 15 Landscape Masterplan - Lower Ground Floor Level
PL1487.106 14 Landscape Masterplan - Ground Floor Level
PL1487.108 3 Landscape Masterplan - Combined Lower GF level and GF level
PL1487.109 7 Landscape Masterplan Proposals for Phase 1
PL1487.110 3 Hardworks Ground Floor
PL1487.111 3 Softworks Ground Floor

Documents

Design and Access Statement - prepared by Sheppard Robson;
Heritage and Townscape Impact Appraisal - prepared by KM Heritage;
Environmental Standards Statement- prepared by Arup;
Energy Statement - prepared by Arup;
Ecological Assessment prepared by Penny Anderson Associates;
Transport Assessment prepared by Arup;
Travel Plan Framework prepared by Arup;
Crime Impact Statement - prepared by Greater Manchester Police;
Operational Waste Management Strategy prepared by Sheppard Robson and Arup;
Ventilation Strategy - prepared by Arup;
TV Reception Survey - prepared by Pager Power;
Lighting Assessment - prepared by Arup;
Viability Assessment - prepared by Muse (submitted in commercial confidence);
Residential Management Strategy - prepared by Owen Land and Property;
Statement of Community Consultation - prepared by Deloitte;
Environmental Statement plus Appendices- prepared by Deloitte; and
Environmental Impact Assessment Non-Technical Summary - prepared by Deloitte.

Amended drawings received 11 June 2020:

5210-SI-00-900 - Proposed Masterplan - Lower Ground Floor
5210-SI-00-901 - Proposed Masterplan - Ground Floor
5210-SI-00-902 - Proposed Masterplan - Typical Floor
5210-SI-00-915 - Proposed Elevations
5210-SI-00-916 - Proposed Elevations
5210-SI-00-925 - Proposed Sections
5219-P1-20-899 RESIDENTIAL 1 Lower Ground Floor
5219-P1-20-900 RESIDENTIAL 1 Ground Floor
5219-P1-20-901 RESIDENTIAL 1 1st - 22nd Floor Plan
5219-P1-20-923 A RESIDENTIAL 1 23rd Floor Plan
5219-P1-20-924 A RESIDENTIAL 1 24th Floor Plan
5219-P1-20-925 A RESIDENTIAL 1 25th Floor Plan
5219-P1-20-926 A RESIDENTIAL 1 26th Floor Plan
5219-P1-20-911 A RESIDENTIAL 1 Elevations Sheet
5219-P1-20-912 A RESIDENTIAL 1 Elevations Sheet 2
5219-P2-20-901 A RESIDENTIAL 2 1st -17th Floor Plan
5219-P2-20-918 A RESIDENTIAL 2 18th Floor Plan
5219-P2-20-919 A RESIDENTIAL 2 19th Floor Plan
5219-P2-20-920 A RESIDENTIAL 2 20th Floor Plan

5219-P2-20-911 A RESIDENTIAL 2 Elevations Sheet 1
5219-P2-20-912 A RESIDENTIAL 2 Elevations Sheet 2
5219-P2-20-900 A RESIDENTIAL 2 Ground Floor Plan
5219-P2-20-899 RESIDENTIAL 2 Lower Ground Floor Plan
5219-P2-20-921 A RESIDENTIAL 2 Roof Plan
5219-P1-20-951 A RESIDENTIAL 1 Sectional Elevations Sheet 1
5219-P1-20-952 A RESIDENTIAL 1 Sectional Elevations Sheet 2
5219-P2-20-951 A RESIDENTIAL 2 Sectional Elevations Sheet 1
5219-P2-20-952 A RESIDENTIAL 2 Sectional Elevations Sheet 2
5219-P2-20-910 A RESIDENTIAL 2 Sections
5219-P1-20-910 A RESIDENTIAL 1 Sections
5219-P1-21-901 A Bay Study Typical Facade
5219-P1-21-902 A Balcony Study - Middle Facade
5219-P1-21-903 Balcony Study Top Facade
5219-P1-21-904 Balcony Study Bottom Facade
5219-P1-21-905 Bay Study Parapet
5219-P1-21-906 Bay Study Penthouse Corridor Study
5219-P2-21-901 Bay Study Bottom Facade
PL1487-VW-112 - amended cycle parking layout - Lower Ground Floor
PL1487-VW-114 - amended cycle parking layout - Ground Floor

The New Victoria Planning Document - NMA, dated 23 March 2020, ref. 5219-NV-SRA-XX-XX-D-00950, REVISION P04 - 11th JUNE 2020

The New Victoria Part L Overheating and Noise Technical Note by Arup, dated 9 October 2019, Ref. 255644-00

The Technical Note P6449/6 Stage 4 Interim Part L Summary Technical Note by Futureserv, Ref. 17/6, dated 5 March 2020

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 - 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

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

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: CITY1