

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142177/NMC/2025

Date registered valid: 17 February 2025

Proposal: Non material amendment to planning permission 135818/JO/2022 to amend the number of apartments in the development

Address: Site Bound By Bendix Street To The North East, Chadderton Street To The South East, Goulden Street To The South West And Cross Keys Street To The North West, Manchester

Ward(s): Piccadilly Ward

Applicant: Peelers Estates Limited

Agent (if any): Mr Matthew Dixon Enabl

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

Recommendation: Approve

Date of recommendation:

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 0.12 hectares consists of hardstanding and the four remaining boundary walls of the former Grade II listed fire and police station. The site is bounded by Chadderton Street, Goulden Street and Cross Keys Street and is rectangular in shape.

The building was constructed between 1870 and 1872 as a purpose built police and fire station. An ambulance station was incorporated into the site during the early 1990s. A fire destroyed the majority of the building in November 2002. This resulted in all part of the building being demolished except for the four remaining retaining walls and the ventilation chimney stack.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The New Cross area is being transformed as part of the delivery of the New Cross Development Framework. It seeks to deliver a residential led redevelopment and regeneration of the area in order to provide new homes, in a sustainable location, to support the City's population growth.

Several developments have been completed or are near completion such as the Marriott Hotel, Stay City apart hotel and a residential scheme along Oldham Road. Other schemes have been granted planning permission or have recently commenced. The area is highly sustainable. The Northern Quarter, Ancoats and NOMA are a short distance from the New Cross and provide access to a wide range of retail, amenities and services along with a vibrant evening economy. Victoria Station is a short walk from the site providing access to trains, trams and bus services.

Description of development

Non material amendment to planning permission 135818/JO/2022 to amend the number of apartments in the development

Consultations & Notification Responses

N/A

Issues

The proposed changes to the development are as follows:

- The roof line has been infilled as total unit count has increased from 81no. to 82no. units. 3no. apartments have increased to 4no. duplex units from level 07 to level 08. Private terraces for these apartments have been added with the removal of the communal roof terrace.

The additional apartment is a duplex and will be added at level 07. The number of 2 bed duplexes will increase from 7no. to 11no., whilst number of 2 bed apartments reduces from 42no. to 39no. This will be a loss of 1no. 2 bed 4 person units and a gain of 2no. 2 bed 3 person units.

- Parapet raised by 600mm to ensure suitable protection from falling on terraces with ridge line raised similarly.
- The porthole window size has been reduced to allow for better internal composition.
- The perforated side panel to the windows has increased along Bendix Street to meet purge ventilation requirements.
- Rooflight dimensions facing onto Bendix Street have increased to align with the windows and perforated panels below.
- Banding at level 01 has changed from an aluminium c-channel to a soldier course of brick to improve the architectural composition.
- Stairs to the lower ground apartments have been extended to provide sufficient access from the courtyard. A guarding rail has been added for fall protection.
- The curtain walling to Goulden Street entrance has been adjusted to accommodate the dry riser inlet and structural design. Changes 2, 4, 7 and 8 are to ensure the building is operationally safe and functional.
- A residents dining room has been added at level 01 to increase amenity space.
- Following a detailed survey, the opening size of windows within the listed wall on Cross Keys Street are shown as uniform..
- Rooflights have been added to 4no. duplex apartments at level 08.
- The height of Smoke shafts and AOVs at roof level has been raised.
- Brick sills have been included to the lower windows on Cross Keys Street and Goulden Street to improve architectural composition
- The internal cycle store has capacity for 74no. cycles at ground floor (as approved). The proposed layout includes an internal cycle store in the same location as approved with space for 71no. cycles
- Bin capacity increase to accommodate the additional unit.

Whilst it is acknowledged there are multiple changes to the scheme, these are come out of the detailed design process. Non on the changes are considered to be significant and in some cases would enhance the overall appearance of the building or are necessary in the interest of fire safety.

The loss of 3 cycle spaces would not be significant in this highly sustainable location and within the constraints of the listed building.

The changes are considered to be non material in nature.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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

Condition(s) to be attached to decision for approval

1. The proposed seeks to amend the number of apartments in the development and make various internal and elevational alterations.
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 approval.
3. The development hereby approved shall be carried out in accordance with the following additional drawings and documents:

0321-TGA-XX-00-DR-A-0300 PA3, 0321-TGA-XX-01-DR-A-0301 PA3, 0321-TGA-XX-02-DR-A-0302 PA2, 0321-TGA-XX-03-DR-A-0303 PA2, 0321-TGA-XX-04-DR-A-0304

PA2, 0321-TGA-XX-05-DR-A-0305 PA2, 0321-TGA-XX-06-DR-A-0306 PA2, 0321-TGA-XX-07-DR-A-0307 PA2, 0321-TGA-XX-08-DR-A-0308 PA2, 0321-TGA-XX-XX-DR-A-0309 PA3, 0311-TGA-XX-XX-DR-A-0311 PA1, 0321-TGA-XX-XX-DR-A-0401 PA2, 0321-TGA-XX-XX-DR-A-0402 PA2, 0321-TGA-XX-XX-DR-A-0403 PA2, 0321-TGA-XX-XX-DR-A-0404 PA2, 0321-TGA-XX-XX-DR-A-0405 PA2, 0321-TGA-XX-XX-DR-A-0501 PA3, 0321-TGA-XX-XX-DR-A-0502 PA2, 0321-TGA-XX-XX-DR-A-0503 PA2, 0321-TGA-XX-XX-DR-A-0504 PA2, 0321-TGA-XX-XX-DR-A-0505 PA2 and 0321-TGA-XX-XX-DR-A-0506 PA2

Peelers Yard, Manchester: Non-material Amendment (0321-TGA-XX-XX-RP-A-FI_10_10_05-95001 P02), prepared by Tim Groom Architects

All received by the City Council, as Local Planning Authority, on the 17 February 2025

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.

14. Notwithstanding the waste management arrangements for the residential element of this development hereby approved shall be carried out in accordance with site waste management strategy received by the City Council, as Local Planning Authority, on the 23 December 2019 and drawing 0321-TGA-XX-00-DR-A-0300 PA3 received by the City Council, as Local Planning Authority on the 17 February 2025, prior to any above ground works, a updated waste management strategy and bin store size shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall be implemented prior to the first occupation of the residential element of the development and thereafter retained and maintained in situ.

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

20. Prior to the first occupation of the development, the provision of 71 cycle spaces, as indicated on drawing 0321-TGA-XX-00-DR-A-0300 PA3 received by the City Council, as Local Planning Authority on the 17 February 2025 shall be implemented prior to the first occupation of the residential element of the development hereby approved and retained and maintained in situ for as long as the development remains in use.

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

31. Prior to the first use of the roof terrace as shown on drawing 0321-TGA-XX-08-DR-A-0308 PA2 received by the City Council, as Local Planning Authority, on the 17 February 2025, the opening hours for the roof terrace shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved hours shall then implemented for as long as the roof terrace remains in use.

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 - 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

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) -

Area Team Boundary - Name: CENTRAL