

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142675/NMC/2025

Date registered valid: 11 April 2025

Proposal: Non Material Amendment to planning permission ref 132626/FO/2022 to enable the introduction of a second staircase and associated internal alterations..

Address: 47 Store Street, Manchester, M1 2WA

Ward(s): Piccadilly Ward

Applicant: Russell Schwarze Shaw Street Developments

Agent (if any): Mr Peter Tooher Nexus Planning

Case officer: Angela Leckie
Tel: 0161 234 4651
Email: angela.leckie@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 29-04-25

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: Not applicable

Tree Preservation Order: Not applicable

This 0.07ha site is bounded by Store Street, a 2 storey commercial building and residential development at Piccadilly Village and Chapeltown St. It is vacant and all trees and vegetation were cleared in 2021 to allow investigative works to establish the feasibility of development. A retaining wall on the northern boundary, restricts access to the site and currently it can only be accessed from Piccadilly Village.

The site slopes down to Store Street by about 4.5m. Some boundaries have fencing. There is an area of mature tree planting in front of the residential blocks. The grade II* listed Ashton canal aqueduct crosses Store Street nearby. Other listed buildings close to the site include the Stable block to the south east of Junction Works, 40 Ducie Street, Crusader Works and London Warehouse (all Grade II Listed). Stevenson Square Conservation Area is 250m away from the site and Ancoats Conservation Area 500m.

The site is 250 m South West of Piccadilly Station and is close to all sustainable transport options. It has been used for industrial activities since the nineteenth century and buildings were demolished in the late 20th century following which self seeded trees and vegetation became established.

Description of development

Permission was granted in 2022 for the erection of a 15 storey building comprising 54 apartments (Use Class C3) with associated residential facilities (residents lounge and terrace and office space), 2 car parking spaces and 57 cycle parking spaces, landscaping, access and associated development.

Following design development driven in particular by regulatory changes in relation to fire safety standards since the 2022 permission was granted, a number of internal and external changes are proposed.

Principally the proposed amendments relate the introduction of a secondary staircase. Further design development has been driven by desired improvement to the layout, design quality and functionality of the proposals. These changes have necessitated the relocation of the bin store. Other amendments would comprise the creation of shared communal / co-working space to ground floor and externally associated changes to the Store Street elevation and revised arrangements for the service risers, first floor and above..

Consultations & Notification Responses

None

Issues

Principle of the Proposed Amendments

The additional amenity would improve the building for residents and the amendments to the fire escape and associated elevational changes are considered to be minimal and would not impact on overall quality of the approved development.

The amendments to the Store Street elevation which would remove areas of louvres are considered to be an improvement of the approved scheme and the creation of shared communal / co-working space to ground floor creating active frontage / natural surveillance

Bin Store and Cycle Storage

The capacity of these would be unaffected by the internal layout changes.

Fire Safety

It is noted that the layouts have been reviewed in the light of the M1 Piccadilly Fire Statement and that the principles of layout, water supplies for firefighting purposes and access for fire appliances remain unchanged but will of course remain subject to Building Regulations and now the requirements of the Building Safety Act.

Conclusion

Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are 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 changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development. Indeed some of the changes will provide for an improved street level environment to Store Street.

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:

Article 35 Declaration

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

1) Reason 1: Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are 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 changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development

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

(a) Site Location Plans MP-00-0000, MP-00-0001, MP-00-2200 and MP-00-2201;

(b) Dwgs Proposed Ground Floor - Ref 25-008 DR-01-100 Rev A, Proposed First Floor - Ref 25-008 DR-01-101 Rev A, Proposed Second Floor Plan - Ref 25-008 DR-01-102 Rev A, Proposed 3rd Floor to 13th Floor - Ref 25-008 DR-01-103 Rev A, Proposed 14th Floor to 15th Floor and Roof Plan DR-01-Rev A, Proposed Elevations (Elevation AA) 25-008 DR-01-105, , 05868 B1 04 2202 Rev E Proposed Elevation - Elevation BB, 05868 B1 04 2203 Rev D Proposed Elevation - Elevation CC, 05868 B1 04 2204 Rev D Proposed Elevation - Elevation DD, 05868 B1 04 2205 Rev E Proposed Elevation - Elevation EE, 05868 B1 05 2201 Rev C Proposed Section - Section AA, 05868 B1 05 2202 Rev A Proposed Section - Section BB, 05868 B1 05 2203 Rev A Proposed Section - Section CC, 05868 MP 00 4201 Rev A Ground Floor Bay Study, 05868 MP 00 4202 Rev A Typical Floor Bay Study, 05868 MP 00 4203 Rev A Upper Floors Bay Study, 05868 MP 05 1001 Rev 0 Contextual Elevations Elevations AA and BB

G21208 - Utility Survey Utility Survey of Land, M00280 L200 Rev B Landscape Masterplan, M00280 L201 Rev B Levels Plan of site

M00280 L300 Rev B Planting Plan and 05868 B1 02 2202 OVLK Overlooking Distances Plan Typical Plan

(c) Sections 3.6 and 6.1 of the Design and Access Statement stamped as received on 17-05-22;

(d) Waste Storage and Management (Residential and Commercial) as set out in Waste Management Strategy M1 stamped as received on 19-01-22 as amended by Zerum's e-mail 04-05-22

(e) Recommendations in sections 3,4,5 and 6 of the Crime Impact Statement VERSION A: 30th June 2021 stamped as received on 23-12-22;

(f) Archaeological Desk Based Assessment of land at Store Street, Manchester, ARS Ltd Report 2021/50, March 2021 (Updated December 2021) stamped as received on 23-12-22;

- (g) Inclusions of measures and targets set out M1 Piccadilly, Manchester Environmental Standards, and Circular Economy Statement PWM-FUT-ZZ-XX-RP-0003 by Futureserve dated 08/11/21 stamped as received on 23-12-22;
- (h) Broadband Connectivity Assessment M1 Piccadilly by GTech stamped as received on 23-12-21;
- (i) M1 Piccadilly Fire Statement Piccadilly Wharf by BB7 dated 19-10-22 as amended by Zerum's e-mail 04-05-22 and Dwg 05868 B1 02 2201 G First Floor GA;
- (j) Air Quality Assessment, M1 Piccadilly, Manchester, Dated 16th June 2021 stamped as received on 23-12-21;
- (k) Drainage Strategy Assessment by The Alan Johnston Partnership LLP Ref: PWM-AJP-ZZ-XX-RP-C-3010 15-06-22 stamped as received on 23-12-21;
- (l) Television and Radio Reception Impact Assessment, M1 Piccadilly by GTech Surveys Ltd 15-06-21 stamped as received on 23-12-21;
- (m) Land at Piccadilly Wharf, Store Street, Manchester M1 2WA, ECOLOGICAL SURVEY AND ASSESSMENT, December 2021 [ERAP (Consultant Ecologists) Ltd ref: 2021-033] stamped as received on 23-12-21;
- (n) Piccadilly Wharf, Manchester, Transport Statement and Travel Plan 210617/SK22109/TS01(-01) by SK stamped as received on 23-12-21;
- (o) Daylight & Sunlight, IMPACT ON NEIGHBOURING, PROPERTIES, Piccadilly Wharf, Manchester by GIA 19-01-22 stamped as received on 19-01-22;
- (p) PICCADILLY WHARF, MANCHESTER, UPDATED PHASE 1: PRELIMINARY RISK ASSESSMENT June 2021 by LKK Group stamped as received on 23-12-21;
- (q) M1 Piccadilly, Townscape and Visual Appraisal and TVIA Viewpoints Store Street, Piccadilly, Manchester by open stamped as received on 23-12-21;
- (r) M1 Piccadilly, Manchester, Environmental Standards and Circular Economy Statement PWM-FUT-ZZ-XX-RP-0003 and M1 Piccadilly, Manchester Energy Statement PWM-FUT-ZZ-XX-RP-0001 by Futureserv stamped as received on 23-12-21;
- (s) M1 Piccadilly, Store Street, Manchester, Noise Assessment, For Piccadilly Wharf Ltd by Hydrock dated 11-06-21 stamped as received on 23-12-21
- (t) Heritage Statement, M1 Piccadilly, Store Street, Manchester - December 2021 stamped as received on 23-12-21;
- (w) WIND MICROCLIMATE, ASSESSMENT REPORT, Piccadilly Wharf, Manchester by GIA dated December 2021 and stamped as received on 23-12-21;
- (x) M1 Piccadilly, Manchester Ventilation Statement PWM-FUT-ZZ-XX-RP-0002;
- (y) Installation of ELV points in accordance with by Zerum's e-mail 04-05-22 ;
- (z) Accessibility and Inclusion Statement by 5Plus, received on 18-05-22;

(aa) Zerum's e-mail 19-05-22 in relation to on site security; and

(bb) Zerum's e-mail 22-06-22 in relation to disabled parking spaces on Store Street.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1 saved Unitary Development Plan policies DC19.1, DC20 and DC26.1.

2) The proposed amendments relate to changes resulting from the introduction of a secondary staircase due to regulatory changes such as fire safety as well as design development which would improve the layout, design quality and functionality of the proposals. These have necessitated the relocation of the bin store. Other amendments would comprise the creation of shared communal / co-working space to ground floor and associated changes to the Store Street elevation and revised arrangements for the service risers, first floor and above. The amendments to the Store Street elevation which would remove areas of louvres are considered to be an improvement of the approved scheme.

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

HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

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) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: CENTRAL