Planning

Growth & Development

Delegated officer report for planning application

Application no.	141790/NMC/2024
Date registered valid:	20 December 2024
Proposal:	Non Material Amendment to planning permission 137807/JO/2023 as amended by to make changes to position of a number of windows and amendment to window frames colour.
Address:	1Nq, Tariff Street, Manchester, M1 2FF
Ward(s):	Piccadilly Ward
Applicant:	Mr Russ Worthington Axis-Re Ltd
Agent (if any):	Mr Russ Worthington Axis-re Ltd
Case officer:	Angela Leckie Tel: 0161 234 4651 Email: angela.leckie@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	15th January 2025

Application details

Type of application: Non-Material Change Application

Development type: Notifications

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: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The site is 0.31 hectares and bounded by Port Street, Tariff Street and 2 surface car parks. It is irregular in shape, mostly comprises hardstanding with some self-seeded vegetation and is used as a car park. There is a two storey derelict building at the north east corner which has been fire damaged and vandalised. This abuts and is joined to an adjacent building on third party land known as Sam's Yard.

Description of area

The site is close to the Northern Quarter, Ancoats Urban Village and New Islington which contain established residential communities. Port Street provides a link to cultural and commercial activity and to Ancoats through linkages to Redhill Street.

The site is close to Piccadilly Basin and is covered by two Strategic Regeneration Frameworks (SRFS): The HS2 Piccadilly SRF (2018) and the Piccadilly Basin SRF (2016). A number of SRFs have been endorsed for Piccadilly Basin since the 1990's.

The Ancoats and Stevenson Square conservation areas are nearby with a number of significant listed buildings including Brownsfield Mill (Avro Building), the Former Rochdale Canal Warehouse (Jacksons Warehouse) (Tariff Street), Murray's Mill and Royal Mill (Redhill Street) (all Grade II* Listed) and 72-76 Newton Street, 50-62 Port Street, Carvers Warehouse (Dale Street) and the Rochdale Canal Path and retaining wall (Redhill Street) (all Grade II Listed).

The buildings around the application site are a mix of massive cotton spinning mills, adjacent to the Rochdale Canal and some lower level Georgian buildings. Beyond these are more modest scale warehouses. Building heights vary between 3 to 15 storeys. The 6 storey Jackson's Warehouse and Brownsfield Mill sit alongside the recently completed 11 storey Burlington House. Oxid House (13 storeys) and Astley (9-15 storeys) developments on Great Ancoats Street have established a city scale along this side of Great Ancoats Street.

The Inner Relief Road is nearby, and the site is close to Piccadilly Station. There are bus routes on Great Ancoats Street and at Piccadilly Gardens Bus Interchange. There is a multi-storey car park at the Urban Exchange.

Description of development

Planning permission was granted in June 2023 for the erection of 261 homes in 2 Blocks one part 9, part 10 and one 12 storeys with ground floor commercial units, external private space and public realm. 4 parking bays for disabled people are to be provided on Tariff Street adjacent to the entrances to each block. The 12 storey building (Block 2) contained a single staircase for means of escape. This was subsequently amended by planning permission 137807/JO/2023 which agreed amendments comprising minor material changes as follows:

Internal layout changes, changes to landscaping and to design of substation and to Block 2 to make internal and elevational alterations associated with introduction of a 2nd staircase comprising alteration of some window positions and sizes, omission of windows, minor increase in building footprint above ground floor, a reduction in height (ground floor level).

Consent is now sought for a small number of further non material changes as a result of design development and review of materials samples with Officers. This would comprise slight repositioning of some windows and a change from anodised to a different colour of PPC with a 'metallic' finish.

Consultations & Notification Responses

None

Issues

The proposed amendments have been discussed with officers as part of the process of signing off materials (Condition 3) and are acceptable with the caveat that the detailing of the ventilation within the windows heads as part of the sign off of condition 3 (Materials) still need to be resolved. In view of this the following is added to the updated condition 2 (Approved Dwgs)

For the avoidance of doubt the approval of the dwgs within (e), (f) and (g) above does not approve or imply the approval of the window head detail which will be dealt with through the discharge of condition 3 (b)

Subject to the above the 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. The proposed amendments do not alter the overall principle of the development.

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 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: 15th January 2025

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) Dwgs B198-LRW-ZZ-ZZ-DR- A- 00-023 Rev PO1 Site Edged Red stamped as received on 13-10-23 - Application Boundary, 8198-LRW-ZZ-ZZ-DR-A-00-121_P10_Proposed Site Plan,8198-LRW-ZZ-00-DR-A-00-011_P10_Proposed Site Plan all stamped as received 18-08-23;

(b) Dwg 8198-LRW-ZZ-00-DR-A-00-012_P02_Demolition Plan stamped as received 05-12-23;

(c) Dwgs 8198-LRW-ZZ-B1-DR-A-00-100 P14 LOWER GROUND FLOOR ,8198-LRW-ZZ-00-DR-A-00-101 P15 GROUND FLOOR, 8198-LRW-ZZ-01-DR-A-00-102 P13)FIRST FLOOR, 8198-LRW-ZZ-ZZ-DR-A-00-103 P13 SECOND TO THIRD FLOOR,8198-LRW-ZZ-04-DR-A-00-104 P13 FOURTH FLOOR, 8198-LRW-ZZ-ZZ-DR-A-00-105 P13 FIFTH TO EIGHTH FLOOR, 8198-LRW-ZZ-09-DR-A-00-106 P13 NINTH FLOOR, 8198-LRW-ZZ-10-DR-A-00-107 P14 TENTH FLOOR,8198-LRW-ZZ-11-DR-A-00-108 P12 ELEVENTH FLOOR and , 8198-LRW-ZZ-12-DR-A-00-109 P13 ROOFTOP FLOOR all stamped as received 18-08-23;

(d) Dwgs 8198-LRW-ZZ-B1-DR-A-00-111_P09_Proposed Lower Ground Floor Plan (1.200 Colour),8198-LRW-ZZ-00-DR-A-00-112_P09_Proposed Ground Floor Plan (1.200 Colour),8198-LRW-ZZ-01-DR-A-00-113_P09_Proposed First Floor Plan (1.200 Colour) 8198-LRW-ZZ-ZZ-DR-A-00-114_P09_Proposed Second to Third Floor Plan (1.200 Colour), 8198-LRW-ZZ-04-DR-A-00-115_P09_Proposed Fourth Floor Plan (1.200 Colour),8198-LRW-ZZ-ZZ-DR-A-00-116_P09_Proposed Fifth to Eighth Floor Plan (1.200 Colour),8198-LRW-ZZ-09-DR-A-00-117_P09_Proposed Ninth Floor Plan (1.200 Colour), 8198-LRW-ZZ-10-DR-A-00-118_P09_Proposed Tenth Floor Plan (1.200 Colour), 8198-LRW-ZZ-11-DR-A-00-119_P09_Proposed Eleventh Floor Plan (1.200 Colour), 8198-LRW-ZZ-12-DR-A-00-128_P09_Proposed Twelfth Floor Plan (1.200 Colour) and 8198-LRW-ZZ-12-DR-A-00-120_P09_Proposed Roof Plan (1.200 Colour) all stamped as received 18-08-23;

(e) Dwgs 8198-LRW-ZZ-ZZ-DR-A-00-220_P08_BLOCK 1 - ELEVATION A, 8198-LRW-ZZ-ZZ-DR-A-00-221_P08_BLOCK 1 - ELEVATION B, 8198-LRW-ZZ-ZZ-DR-A-00-222_P08_BLOCK 1 - ELEVATION C, 8198-LRW-ZZ-ZZ-DR-A-00-223_P08_BLOCK 1 - ELEVATION D, 8198-LRW-ZZ-ZZ-DR-A-00-224_P07_BLOCK 1 - ELEVATION E, 8198-LRW-ZZ-ZZ-DR-A-00-

225_P07_BLOCK 1 - ELEVATION F, 8198-LRW-ZZ-ZZ-DR-A-00-226_P07_BLOCK 1 - ELEVATION G, 8198-LRW-ZZ-ZZ-DR-A-00-227_P07_BLOCK 2 - ELEVATION A&B and 8198-LRW-ZZ-ZZ-DR-A-00-228_P07229BLOCK 2 - ELEVATION C&D all stamped as received 18-08-23;

(f) Dwgs 8198-LRW-ZZ-ZZ-DR-A-00-229_P08_BLOCK 1 - ELEVATION A (Colour),8198-LRW-ZZ-ZZ-DR-A-00-230_P08_BLOCK 1 - ELEVATION B (Colour), 8198-LRW-ZZ-ZZ-DR-A-00-231_P08_BLOCK 1 - ELEVATION C (Colour),8198-LRW-ZZ-ZZ-DR-A-00-232_P08_BLOCK 1 - ELEVATION D (Colour), 8198-LRW-ZZ-ZZ-DR-A-00-233_P07_BLOCK 1 - ELEVATION E (Colour),8198-LRW-ZZ-ZZ-DR-A-00-234_P07_BLOCK 1 - ELEVATION F (Colour),8198-LRW-ZZ-ZZ-DR-A-00-235_P07_BLOCK 1 - ELEVATION G (Colour),8198-LRW-ZZ-ZZ-DR-A-00-236_P09_BLOCK 2 - ELEVATION A&B (Colour) and 8198-LRW-ZZ-ZZ-DR-A-00-237_P09_BLOCK 2 - ELEVATION C&D (Colour) all stamped as received 18-08-23;

(g) 8198-LRW-ZZ-ZZ-DR-A-00-218_P06_1NQ BAY ELEVATION (1.100 Colour), 8198-LRW-ZZ-ZZ-DR-A-00-238_P08_EXTERNAL WALL DETAIL 8198-LRW-ZZ-ZZ-DR-A-00-239_P07_EXTERNAL WALL DETAIL SECTION A UPPER FLOORS (Colour), 8198-LRW-ZZ-ZZ-DR-A-00-240_P08_EXTERNAL WALL DETAIL SECTION B (Colour),8198-LRW-ZZ-ZZ-DR-A-00-241_P07_EXTERNAL WALL DETAIL SECTION C LOWER FLOORS (Colour) and 8198-LRW-ZZ-ZZ-DR-A-00-242_P05_EXTERNAL WALL DETAIL SECTION C UPPER FLOORS (Colour) all stamped as received 18-08-23;

(h) Dwgs 8198-LRW-ZZ-00-DR-A-00-131 Rev PO1 (pavement widths);

(i) Sections 5, 9-12 of the 1 N Q B L O C K 1 & 2 MANCHESTER, DESIGN & ACCESS STATEMENT8198-LRW-XX-XX-PP-A-00-005 P02 by Leach Rhodes Walker as amended by DESIGN & ACCESS STATEMENT Addendum by Leach Rhodes Walker August 2023;

(j)Servicing and Refuse as set out in Section 13 of the 1 N Q B L O C K 1 & 2 MANCHESTER, DESIGN & ACCESS STATEMENT8198-LRW-XX-XX-PP-A-00-005 P02 by Leach Rhodes Walker and Avison Young e-mail Refuse Note 03 03 23;

(k) Recommendations in sections, 3, 4, 5, 6 and 7 of the Crime Impact Statement Version VERSION A: 30th November 2022

(l) Archaeological Desk-Based Assessment Tariff Street Manchester V1 by Salford Archaeology dated October 2022;

(m) Inclusions of measures and targets set out in the 1NQ, TARIFF STREET, MANCHESTER,ENVIRONMENTAL STANDARDS STATEMENT, NOVEMBER 2022 REF: 2022.264 by Element Sustainability

(n)Implementation of Broadband installation in accordance with the GTech Surveys Limited, Broadband Connectivity Assessment
1 NQ Tariff Street 28/11/2022;

(o) Fire Statement Form (JH Reference: GM2001/GM2002 as amended by 1NQ, TARIFF STREET, MANCHESTER,HSE COMMENTS
GM2001/hz/15ax 17th January 2023 by Jensen Hughes as amended by Fire Statement Form (JH Reference: GM2001/GM2002 stamped as received on 29 08 23 and Assent Oculus Note 19 09 23;

(p) Air Quality Assessment,

(q) Marco Living 2 Ltd and Axis - RE Ltd, 1NQ, Tariff Street, Manchester, Flood Risk Assessment and Drainage Strategy Report,143404/02B
November 2022 by Fairhursts;

(r) TV reception survey prepared by GTech (Television and Radio Reception Impact Assessment 1NQ, Tariff Street dated 28/11/2022);

(s) Preliminary Ecological Appraisal, November 2022, 1NQ, Tariff Street, Manchester, M1 2FJ by Tyrer Ecological Consultants Ltd;

(t) TRANSPORT STATEMENT and FRAMEWORK TRAVEL PLAN, Build to Rent Residential Tower Block, Tariff Street November 2022 by Vectos;

(u) Daylight and Sunlight Impact on Neighbouring Properties Report, Tariff Street, Manchester dated 30-11-21 by GIA and Sunlight and Daylight Section in Avison Youngs email dated 01-03-2023 and letter dated 28-02-2023;

(v)1 NQ,Tariff Street, Manchester, Marco Living 2 Ltd & Axis-Re Ltd, Phase I Desk Study Report,143404/01, November 2022 by Fairhursts;

(w) Townscape and Visual Appraisal within the Tall Building Statement by Avison Young dated January 2023;

(x) Fisher Acoustics 1NQ, Tariff Street, Manchester Environmental Noise Study dated November 2022;

(y) Heritage Statement 1NQ, Tariff Street, Manchester, M1 2FF, November 2022 by Turley's;

(z) WIND MICROCLIMATE, ASSESSMENT REPORT 1 NQ Tariff Street datged 30-11-2022 by GIA;

(aa) 1NQ, TARIFF STREET MANCHESTER, CIRCULAR ECONOMY STATEMENT, ADDENDUM REPORT JANUARY 2023 REF: 2022.264 by Element Sustainability;

(bb) LANDSCAPE PROPOSALS, Tariff Street, Manchester, Project Number: 4267, November 2022 by tpm Landscaping as amended by 8198-LRW-ZZ-00-DR-A-00-139 Rev P02 (stamped as received on 30-05-23)

(cc) Avison Young letter dated 28-02-23 in relation to the Enhanced offer of on street disabled parking and details of closest alternative disabled parking bays; and

(dd) Land at Port Street /Tariff Street Ventilation e-mail dated 24-02-23 from Avison Young.

For the avoidance of doubt the approval of the dwgs within (e), (f) and (g) above does not approve or imply the approval of the window head detail which will be dealt with through the discharge of condition 3 (b)

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 polices DC19.1, DC20 and DC26.1.

2) The proposed amendments relate to changes resulting from detailed design development and technical development including in relation to review of window finishes and position

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) -
Area Team Boundary - Name: CENTRAL