MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141059/NMC/2024
Date registered valid:	19 September 2024
Proposal:	Non-material amendment to Planning Permission 137792/FO/2023 to allow for rationalisation of the drainage diversion strategy
Address:	New Victoria Phase 2 Office Development , Land At Corporation Street, Manchester , M3 1NX
Ward(s):	Deansgate Ward
Applicant:	Toriview Limited
Agent (if any):	Mr Cameron Radford Deloitte LLP
Case officer:	Jennifer Atkinson Tel: 0161 234 4517 Email: jennifer.atkinson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**31 January 2025**

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

Standard consultations:
Printed: 20 September 2024 Expired: 11 October 2024

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

The application site is bound by Corporation Street to the east, the Metrolink line to the south west, Victoria Station to the west and a construction site to the north known as 'New Victoria' comprising two residential buildings forming 520 apartments. Further north is Manchester inner ring road.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The application site is located in the heart of Manchester City Centre. Manchester Victoria railway station (Grade II) dominates the area to the north and west of the application with the AO arena beyond that. The area is characterised by buildings of different scale, age and architecture which provides a unique setting.

The site is located in flood zone one and a critical drainage area. The Air Quality Management Area (AQMA) covers the site. There are no ecological designations at the site.

The site does not fall within a conservation area but is located immediately adjacent to the Shudehill conservation area with the boundary being along Corporation Street. The Cathedral Quarter lies directly to the south of the site. There are a number if listed buildings in close proximity to the site and these are as follows: • Chethams School of Music (Grade I); • Manchester Cathedral (Grade I); • Manchester Victoria Station (Grade II); • City Buildings, 67 Corporation Street (Grade II); • Hanover Building (Grade II); • Old Bank Building (Grade II); •

New Century House, Corporation Street (Grade II); • Co-operative Insurance Society (CIS) Building (Grade II); and • Parkers Hotel (Grade II).

Description of development

Non-material amendment to Planning Permission 137792/FO/2023 to allow for rationalisation of the drainage diversion strategy

Consultations & Notification Responses

Flood Risk Management Team no objections

Issues

This proposal seeks to revise and rationalise the proposed drainage diversion plan as detailed in Condition 9 of approved Planning Permission of (Ref: 137792/FO/2023). The amended design only seeks to simplify the drainage run on the site. The point of inlet and outlet connections remains as per the approved plan, with the change designed to show the manholes now sitting outside the building.

The changes have been considered in line with the drainage team who have raised no objections.

The change is 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 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: Approve

Article 35 Declaration

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

1) The proposed seeks to allow for rationalisation of the drainage diversion strategy.

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.

9) a) The drainage strategy shall be carried out in accordance with the following documents (as approved under CDN/23/0229).

- Planning Portal uploads 04 April to 09 June 2023, and 02 April 2024
- Uploads to the Planning Portal under 134092/FO/2022
- The email:
o From: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>
Sent: Monday, August 14, 2023 11:39 AM

To: Flood Risk Management <floodriskmanagement@manchester.gov.uk>
Subject: Fw: CDN 23 0229 new Victoria

o From: Radford, Cameron N <cameronnradford@deloitte.co.uk>
Sent: Wednesday, October 25, 2023 11:03 AM
To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>
Cc: Poole, Rachel J <rpoole@deloitte.co.uk>
Subject: RE: CDN 23 0229 new Victoria

o From: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>
Sent: Thursday, March 7, 2024 3:24 PM
To: Laura Peacock <Laura.Peacock@manchester.gov.uk>
Cc: Flood Risk Management <floodriskmanagement@manchester.gov.uk>
Subject: Fwd: New Victoria - FRT Comments

o From: Radford, Cameron N <cameronnradford@deloitte.co.uk>
Sent: Tuesday, April 2, 2024 9:38 AM
To: Flood Risk Management <floodriskmanagement@manchester.gov.uk>
Cc: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>; Poole, Rachel J <rpoole@deloitte.co.uk>
Subject: RE:CDN/23/0229

Drawing Proposed Drainage Diversion Plan (Document Ref. S2-221-132 NV-AJP-XX-XX-DR-C-00002-P03 19 September 2025

Commitments to maintenance for the lifetime of the asset as given by concerned parties in above emails and meeting 04/11/24

- Remediation Strategy received by the City Council, as Local Planning Authority, on the 3 May 2023

- Phase II Site Appraisal by GRM ltd dated August 2022 received by the City Council, as Local Planning Authority, on the 4 April 2023 (as approved under CDN/23/0229)

(b) The development shall then be constructed in accordance with the approved details, within an agreed timescale.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

Appendix 2 – Planning constraints

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