

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142052/NMC/2025

Date registered valid: 3 February 2025

Proposal: Non-material amendment to planning permission 121099/FO/2018 as amended by 133730/NMC/2022, 136804/NMC/2023, 138154/NMC/2023 and 139443/NMC/2024 for elevational alterations

Address: Rammon House, 1 Portugal Street East, Manchester, M1 2WX

Ward(s): Piccadilly Ward

Applicant: Mr Richard Goodwin Olympian Homes

Agent (if any): Mrs Ana-Maria Safta DAY Architectural Ltd

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

Recommendation: Approve

Date of recommendation: 27-02-25

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

The application relates to a 0.88 hectares site bounded by Adair Street, Portugal Street East, the Piccadilly – Ashton-under-Lyne Metrolink line / Fair Street, Longacre Street and warehousing situated between Longacre Street and Heyrod Street. It is close to Piccadilly Station. Prior approval for the demolition of Rammon House which previously stood on the site (application ref no 120090/DEM/2018) was granted in 2018 and has now been implemented.

The site lies directly adjacent to Metrolink Infrastructure.

Description of development

Consent was granted under application ref no 121099/FO/2018 for the Construction of two residential buildings (Use Class C3) comprising Block 1 (29 storeys) (224 apartments (4 x 1 bed 1 person, 52 x 1 bed 2 person, 64 x 2 bed 3 person and 104 x 2 bed 4 person) 25% 1 bed and 75 % 2 bed) Block 2 (23 storeys) (264 apartments 44 x1 bed 1 person, 44 x 1 bed 2 person, 92 x 2 bed 3 person and 84 x 2 bed 4 person) (33% 1 bed and 67%% 2 bed) with a linked central podium, to deliver 488 units, shared amenity space, 27 car parking spaces, 492 cycle spaces, landscaping (including new public park) , lighting, highways and associated works following demolition of existing buildings and structures.

A subsequent S96 application (ref no 138154/NMC/2023) amended the description of development to: Construction of two residential buildings (Use Class C3) comprising Block 1 (29 storeys) (32 x 1B1P, 52 x 1B2P, 36 x 2B3P and 104 x 2B4P) Block 2 (23 storeys) s (44 x 1B1P, 44 x 1B2P, 112 x 2B3P, 64 x 2B4P)with a linked central podium, to deliver 488 units, shared amenity space, 27 car parking spaces, 492 cycle spaces, landscaping (including new public park) , lighting, highways and associated works following demolition of existing buildings and structures.

The application seeks to make changes to the approved scheme resulting from detailed design development comprising the following:

Adjustments to the curtain walling design for purge ventilation purposes;

Metal banding to Block 2 increased in height to allow for remove of ventilation louvres from the facades and to relocate within underside of banding for mechanical ventilation purposes;

Amendments to the Block 3 curtain walling to omit the roof glazing;

Approved materials (Condition 3- CDN/24/0834) added to drawings as requested by MCC;

Amendments to level 29 roof terrace and glazing design, boundary of glazed balustrade moved closer to parapet edge; and

Addition of hex design ventilation panels to ground floor louvred screens with the exception of the bin store, generator room, substation and car park roller shutter.

Consultations & Notification Responses

None

Issues

Principle of the Proposed Amendments

Due to detailed design development the following reasons for some amendments are noted:

Glazing and windows

The approved strategy for the purge ventilation for the apartments relies on the openable windows providing the required free area requirements for each room. The window sizes on the approved drawings didn't achieve the required areas. The windows have been increased to provide a larger opening area to comply with Building Regulations Part F for purge ventilation and to ensure a suitable internal environment for residents.

Block 2 external walls

The original design did not include a sufficient area of ventilation louvres. Any increase in this area would have had an unacceptable visual impact on the facades. Amendments to the height and depth of the charcoal band both allows sufficient space to enable the mechanical ventilation route to be included to the underside of the banding, and also improved the overall external expression of the facades.

Block 3 glazing

The approved design would require unsightly structure due to its size and technical limitations of the glazing system proposed.

To avoid this, the design has been rationalised to omit the roof glazing. The glazing will be to the elevation only - this is to be capless curtain walling (to both vertical and horizontal joints), with a small glazed spandrel to the top of the glazing (colour to match the approved materials agreed under Condition 3 - CDN/24/0834), with a natural anodised parapet capping. The original aesthetic of a visually light linkage between the 2 blocks is maintained.

Levels 01 and 02

The approved design at levels 01 and 02 had full height micro louvres in front of full height inward opening vents. To ensure a consistent appearance across the façade, the micro louvres have been swapped to full height hex trays to match the hex design on level 03 upwards.

Design Changes to Ground Floor Louvres

In the context of Officer conversations with the Project Team about MCC's enhanced aspirations about louvre / ventilation design since consent for this proposal was granted in 2021 where technically possible the micro louvres to the ground floor have been replaced with hex patterned ventilation trays rather than standard louvres to match the design of ventilation to the upper

floors. Due to technical ventilation requirements it has not been possible to adopt this approach to the substation, generator, car park or bin store screens

Roof Terrace

Whilst the roof terrace has been increased in size by 150m² to maximise the external amenity provision and provide panoramic access. Set behind the parapet and in conjunction with the balustrades detail to the crown the increased size and amended location of the glass boundary to the amenity area would not be a discernible feature.

Overall the proposed amendments relate to changes resulting from detailed design development and technical development to capture architectural refinements and functional requirements of the approved scheme and include amendments made at the request of the City Council as Local Planning Authority in relation to review of louvre finishes and position. In many cases the amendments have resulted in improvements to the appearance of the building facades and 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

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) Reason 2: The proposed amendments relate to changes resulting from detailed design development and technical development to capture architectural refinements and functional requirements of the approved scheme and include amendments made at the request of the City Council as Local Planning Authority in relation to review of louvre finishes and position.

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

(a) 05301MP 00 1000 (Existing Location Plan) Rev F, 05301 MP 001102 (Proposed Demolition Plan) Rev A and 05301 MP 001201 (Proposed Block Plan) Rev K;

(b) 1284-21-DAY-A-20-0101 Basement GA Site Plan Rev E, 1284-21-DAY-A-20-0102 Ground Floor Site Plan Rev G, 1284-21-DAY-A-20-0103 Roof Site Plan Rev F; 1284-21-DAY-A-20-0104 Block 1 Ground Floor GA Plan Rev G 1284-21-DAY-A-20-0105 Block 1 1st-2nd GA Plan Rev F, 1284-21-DAY-A-20-0106 Block 1 3rd-28th GA Plan Rev F, 1284-21-DAY-A-20-0107 Rev G, 1284-21-DAY-A-20-0108 Block 1 Roof Level GA Plan Rev G, 1284-21-DAY-A-20-0109 Block 2 Ground Floor GA Plan Rev F, 1284-21-DAY-A-20-0110 Block 2 1st-2nd Floor GA Plan Rev F, 1284-21-DAY-A-20-0111 Block 2 3rd-22nd GA Plan Rev F, 1284-21-DAY-A-20-0112 Block 2 23rd Floor GA Plan Rev F, 1284-21-DAY-A-20-0113 Block 2 Roof Level GA Plan Rev F, 1284-21-DAY-A-20-0114 Block 3 Ground Floor GA Plan Rev E, 1284-21-DAY-A-20-0115 Block 3 First Floor GA Plan Rev E, 1284-21-DAY-A-20-0201 Whole Building - South East Elevation Rev G, 1284-21-DAY-A-20-0202 Whole Building - North West Elevation Rev G, 1284-21-DAY-A-20-0203 Block 1 - North East Elevation Rev F, 1284-21-DAY-A-20-0204 Block 1 - South West Elevation Rev F, 1284-21-DAY-A-20-0205 Block 2 - South West Elevation Rev f, 1284-21-DAY-A-20-0206 Block 2 - North East Elevation Rev F, 1284-21-DAY-A-20-0301 Block 1 - Typical Upper Floor Detail - Bay Study 01 Rev F, 1284-21-DAY-A-20-0302 Block 1 - Typical Base Detail - Bay Study 02 Rev F, 1284-21-DAY-A-20-0303 Block 1 - Typical Crown Detail - Bay Study 03 Rev F, 1284-21-DAY-A-20-0304 Block 2 - Typical Upper Floor Detail - Bay Study 01 Rev F, 1284-21-DAY-A-20-0305 Block 2 - Typical Upper Floor Detail - Bay Study 02 Rev F, 1284-21-DAY-A-20-0306 Block 2 - Typical Base Detail - Bay Study 03 Rev F and 1284-21-DAY-A-20-0307 Block 2 - Typical Crown Detail - Bay Study 04 Rev F; 1284-21-DAY-A-20-0350 Rev B, 1284-21-DAY-A-20-0351 Rev B. 1284-21-DAY-A-20-0515_REV A - Block 1 29th Floor Amenity Glazing, 1284-21-DAY-A-00-220 REV B1 and 1284-21-DAY-A-00-221 REV B1;

(c) RFM-XX-00-DR-L-0000 (Site Plan) Rev PL01, RFM-XX-00-DR-L-0002 (General Arrangement Plot 1 Phase 1) Rev P01, RFM-XX-00-DR-L-0003 (General Arrangement Plot 1 with SRF) as amended by RFM-XX-00-DR-L-0014 REV P01 (Permanant Works Phasing), Rev PL05, RFM-XX-00-DR-L-0004 SRF Plot Arrangement Rev P01, RFM-XX-00-DR-L-0005 (Boulevard edge constraints) Rev PL02, RFM-XX-00-DR-L-0006 (Illustrative Sections-AA-BB) Rev PL03, RFM-XX-00-DR-L-0007 (Soft Landscape GA) Rev PL05, RFM-XX-00-DR-L-0008 (Illustrative Sections-CC-DD) Rev PL03, RFM-XX-00-DR-L-0009 (Hard Landscape GA) Rev PL03, RFM-XX-00-DR-L-0010 (Tree Removals) Rev PL03, RFM-XX-00-DR-L-8001 (Tree Details) Rev PL02, RF17-475-IN09 (Landscape & Public Realm DAS Chapter) Rev PL02 and RFM-XX-00-DR-L-0010 REV P02 (Temporary Landscaping Plan) as amended by RFM-XX-00-DR-L-0013 REV P01 (Temporary Landscaping Plan) ;

(d) 64313-CUR-00-XX-DR-TP-03004-P01 (Basement Parking Space Dim), 64313-CUR-00-XX-DR-TP-75003-P01 (RampAnalysis) and 64313-CUR-00-XX-DR-TP-75004-P01 (Car Club Spaces)

(e) Portugal Street East, Waste Management Strategy, Curtins Ref: 64313/WMS, Revision: V11
Issue Date: 03 December 2019

(f) Recommendations in sections, 3, 4, 5 and 6 of the Crime Impact Assessment Version C dated 30/08/18; and

(g) Accommodation Schedule in section 2.1 of Day Architects Design Justification Statement Sept 23;

(h) Archaeological Desk-based Assessment, July 2018 Portugal Street East, Manchester by the University of Salford;

(i) Mitigation Measures detailed within table 16.1 of Portugal Street East, Manchester: Environmental Statement Volume 1 August 2019 by Deloitte Real Estate;

(j) Inclusions of measures and targets set out Energy and Environmental Standards Statement, Portugal Street East, Manchester dated 24-08-18 by Vitec;

(k) Local Labour Agreement Statement of Intent stamped as submitted on 10-05-19;

(l) Recommendations or equivalent provision to the same level in relation to Broadband installation within the Vitec Broadband Assessment Statement, Portugal Street East dated 31-01-19;

(m) On going implementation of management measures and recommendations as set out in Portugal Street East SRF Public Realm, Manchester Landscape maintenance schedule by Reform, October 2018 / RFM-XX-00-RP-L-0002-PL01;

(n) Measures and recommendations within Flood Risk Assessment & Surface Water, Drainage Statement, Portugal Street East, Manchester for Portugal Street East Ltd 13th June 2017;

(o) TV reception survey prepared by Astbury's dated 06-06-17 and mitigation measures set out in Deloitte's e-mail dated 14-11-19;

(p) EV Charging numbers as detailed within Deloitte's e-mail dated 04-12-19

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 detailed design development and technical development including at the request of the City Council as Local Planning Authority in relation to review of louvre finishes and position ETC

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)

Area Team Boundary - Name: CENTRAL