

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142036/NMC/2025

Date registered valid: 31 January 2025

Proposal: Non-material amendment to planning permission 129406/FO/2021 consisting of alterations to approved plans to allow decorative cover to louvres and replacement of aluminium panels on the east elevation with glazing.

Address: Land At Deansgate South, Manchester, M3 4LB

Ward(s): Deansgate Ward

Applicant: . Fusion Manchester DevCo Ltd

Agent (if any): Mrs Claire Walker Cushman & Wakefield

Case officer: Lucy Harrison
Tel: 0161 234 5795
Email: lucy.harrison@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 13.02.2025

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:

Tree Preservation Order:

Description of area

The site measures 0.06 ha and is at the junction of Chester Road/Bridgewater Viaduct and Deansgate. To the north east is Deansgate Quay, a seven storey residential building with associated car parking and to the west and north on the opposite side of Bridgewater Viaduct is the residential Castle Wharf. To the north east of the site are a variety of low-rise buildings that form the area of Knott Mill. To the south east is West Tower, which forms part of the Deansgate Square development, and to the south is a cleared site.

The site lies within the Great Jackson Street Development Framework area (SRF), the majority of which lies to the east and south of the site.

Planning permission was granted at appeal on 17 May 2022 for a 28-storey purpose built student accommodation (PBSA) building (Sui Generis).

Description of development

The proposal is to amend materials on the elevations as follows:

- Insertion of a decorative perforated panel to cover the louvres within the elevations; and

- Replacement of a vertical strip of aluminium on the eastern elevation with clear glazing or a glazed spandrel panel

Consultations & Notification Responses

None required.

Issues

The main issue to consider is whether the proposed changes would have a material planning impact on the approved scheme. The proposed decorative panels are designed to screen the louvres on the elevations. They would be in the same material as the louvres and in keeping with the curtain walling of the building. The proposed areas of glazing would replace aluminium panelling in two narrow vertical strips within the eastern elevation. The proposed changes would be minor and would be in keeping with the overall appearance of the elevations. It is considered therefore that the proposed changes would not have a material impact on the approved scheme and are acceptable.

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 OR Reasons for recommendation to refuse

1) The proposal seeks alterations to the approved plans due to the insertion of a perforated aluminium panel cover to the louvres and replacement of aluminium panels on the eastern elevation with clear glazing or a glazed spandrel panel.

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

Existing - Site Location Plan 20269-0200 P-00
Proposed - Site Location Plan 20269-0300 P-02
Proposed - Block Plan 20269-0301 -P02
Proposed - Plan - Lower Ground Floor 20269-0310 P-08
Proposed - Plan - Ground Floor 20269-0311 P-04
Proposed - Plan - Mezzanine 20269-0312 P-02
Proposed - Plan - Typical 01-21st Floors 20269-0313 P-02
20269-0315 P-02 Proposed - Plan - 10th Floor
20269-0316 P-02 Proposed - Plan - 22nd Floor
20269-0317 P-02 Proposed - Plan - 23rd Floor
20269-0318 P-02 Proposed - Plan - 24th Floor
20269-0319 P-02 Proposed - Plan - 25th Floor
20269-0320 P-02 Proposed - Plan - 26th Floor
20269-0321 P-02 Proposed - Plan - 27th Floor
20269-0322 P-02 Proposed - Plan - Roof
20269-0325 P-02 Proposed - Room Types
20269-0340 P-00 Proposed - Section - A-A
20269-0341 P-00 Proposed - Section - B-B
20269-0342 P-01 Proposed - Section - C-C
20269-0350 P-01 Proposed - Elevations - North and South
20269-0351 P-03 Proposed - Elevations - East and West
20269-0355 P-01 Proposed - Streetscene Elevation - North
20269-0356 P-00 Proposed - Streetscene Elevation - South
20269-0360 P-00 Proposed - Elevation and Sections Study - Typical Ground and Mezzanine
20269-0361 P-00 Proposed - Elevation and Sections Study - Typical Level
20269-0362 P-00 Proposed - Elevation and Sections Study - Level Twenty Sixth External Terraces
20269-0363 P-01 Proposed - Elevation and Sections Study - East Elevation;

Environmental Statement Volume 1;
Environmental Statement Appendices;
Planning Statement dated February 2021 by Cushman & Wakefield;
Design and Access Statement 20269-8003-01 by Corstorphine +Wright Architects dated December 2020 as amended by the Design and Access Statement Addendum 20269-8004-00 by Corstorphine +Wright Architects dated November 2021;
Archaeological Desk Based Assessment by Oxford Archaeology dated October 2015;
Blue and Green Infrastructure Statement by Cushman & Wakefield dated February 2021;
Broadband Connectivity Assessment Issue 0.3 dated 07/01/2021 by GTech Surveys Limited;
Television and Radio Reception Impact Assessment Issue 0.3 dated 07/01/2021 by GTech Surveys Limited;
Crime Impact Statement Ref: 2018/0600/CIS/02 Version B: 27/01/21 by Greater Manchester Police Design for Security;
Energy Strategy Report dated 16 December 2020 by Ridge;
BREEAM Pre-Assessment Report dated 14/10/2020 by Impact Sustainability;
Flood Risk Assessment and Drainage Strategy 20047.02.03.D100 dated December 2020 by Shear Design;
Phase 1 Preliminary Risk Assessment Report dated January 2021 by WSP;

Phase 1 Preliminary Risk Assessment Report Appendix C, part 1;
Phase 1 Preliminary Risk Assessment Report Appendix C, part 2;
Phase 1 Preliminary Risk Assessment Report Appendix C, part 3;
Factual Report on Ground Investigation;
Local Labour Agreement dated February 2021 by Cushman & Wakefield;
Residence Management Plan by Fusion Students;
Social Spaces, Amenities & Student Wellbeing Strategy dated January 2021 by Corstorphine + Wright Architects;
Transport Statement Rev 01 and Framework Travel Plan by Calibro;
Student Accommodation Schedule by Corstorphine + Wright Architects;
Tree Planting Proposals by Wardell Armstrong received by the City Council on 25 January 2022;
Updated Environmental Statement - Chapter 12: Wind Microclimate dated February 2022.

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.

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.

Appendix 1 – List of consultees & neighbours notified

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

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 3 (high risk) -

Area Team Boundary - Name: CENTRAL