

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141506/NMC/2024

Date registered valid: 14 November 2024

Proposal: Non Material Amendment to planning permission ref no 135419/FO/2022 to make minor amendments to Block B, including changes to the facade design and internal layout changes.

Address: One Medlock Street, Manchester, M15 5FJ

Ward(s): Deansgate Ward

Applicant: Stuart McLeod HG Construction

Agent (if any): Melissa Lee Turley

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

Recommendation: Approve

Date of recommendation: 28.11.2024

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: N/A

Tree Preservation Order: N/A

Description of area

This 0.94 ha site is bounded by River Street, the Mancunian Way and Medlock Street and a strip of highway land on the opposite side of Medlock Street. To the north there is a 7 storey apartment building, City South, and a cleared development site. There are residential buildings to the north on City Road East. A part 32, part 10 and part 5 storey Purpose Built Student Accommodation (PBSA) building bounds the site to the west.

The site is in the Central area of the First street Development Framework (SRF), most of which lies to the east of Medlock Street and has been transformed into a mixed-use location with large scale office, cultural and leisure developments, as well as high quality public realm.

The site is to the south east of the Great Jackson Street SRF, where major regeneration has created a high density mixed use area. This includes 4 towers ranging from 38 to 65 storeys and extensive public realm at Deansgate Square, Crown Street Phase 1 and the Blade and Three60 towers, school and public park of Crown Street Phase 2.

The site is being developed under planning permission 135419/FO/2022 for the following:

Demolition of the existing hotel building and structures and redevelopment of the site to comprise two separate buildings: one 13 storey office building with commercial unit (Use Class E) at ground floor; a part 11, part 38 storey building comprising 1,014 purpose built student

accommodation units (sui generis) with ground floor office/community uses (Use Class E, F1 or F2); and associated ancillary internal and external amenity space, hard and soft landscaping and associated highway works.

Description of development

The proposal seeks the following changes to the scheme:

Internal layout changes to all floors due to detailed design, tenant changes and improvements to layouts;

Reconfiguration of the internal floorspace at ground floor/mezzanine levels to introduce a double height sprinkler tank to enhance the fire safety of the building. This would result in a reduction in the retail/community hub area;

Introduction of a small basement level to provide level access for maintenance for lifts;

Frit pattern on the south elevation amended to be acid etched for visual improvement;

Increase in the extent of louvres to the service area at ground floor on the east elevation;

Introduction of extra joint lines to the façade. At levels 1-12 on the east and west elevations the windows would be split into two panels with the lower panels becoming a spandrel panel along the compartments for fire safety. For buildability and transportation, additional joint lines have been introduced to the pre-cast panels on the north elevation. At level 37 the windows have been split into two along the east and west elevations, for buildability and transportation;

Simplification of the gable-end corner geometry on the north and south elevations;

Change to the Level 37 balustrade design to align with the façade mullions below;

Introduction of glazing manifestation to the ground floor of the east and north entrances to comply with Building Regulations; and

Introduce of a maintenance monorail to level 11 on the east and west elevations.

Consultations & Notification Responses

None required.

Cadent Gas has sent a holding objection whilst they review the information, due to gas assets in the area. Their comments have been passed on to the applicant.

Issues

The main issue to consider is whether the proposed changes would have a material impact on the approved proposal.

The internal changes to all floors, including the introduction of the sprinkler tank, and the introduction of a basement for lift maintenance, would not have an impact on the external appearance of the building and would still retain adequate floorspaces for accommodation and the retail/community hub area.

The louvred area which would be increased on the ground floor of the east elevation relates to a service area which would be covered and enclosed at each end by decorative perforated metal screening/sliding gates, so it would not be publicly visible/noticeable.

Some of the changes to the elevations, including the simplification of the gable-end corners and the acid etching of the fritted glass, would have a positive impact on the elevations.

These and the other proposed changes to the elevations would be minor and would not have a material impact on the overall appearance or quality of the development.

Given the above, it is considered that all the amendments are minor and of a non-material nature and the application should be approved.

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 to make internal layout changes; reconfigure the internal floorspace at the ground floor to introduce a double height sprinkler tank; introduce a basement level lift access area for maintenance; acid etch the frit pattern on the south facade; increase the extent of louvres to the service area; introduce extra joint lines to the facade, simplify the gable-end

corners; amend the Level 37 balustrade design; introduce glazing manifestation; and introduce a monorail to level 11.

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

100_MP_00_1000 Rev A Existing Site Location Plan
100_MP_00_1001 Existing Site Plan
100_MP_00_1100 Demolition Site Plan
100_MP_00_1200 Rev B Proposed Site Plan
100_MP_02_2200 Rev M Ground Floor Proposed Site Plan
100_MP_02_2201 Rev E First Floor Proposed Site Plan
100_MP_02_2238 Rev C Roof Plan Proposed Site Plan
100_MP_04_2200 Rev D Proposed Site Elevations North (River Street)
100_MP_04_2201 Rev C Proposed Site Elevations East (Medlock Street)
100_MP_04_2202 Rev G Proposed Site Elevations South (Mancunian Way)
100_MP_04_2203 Rev D Proposed Site Elevations West (Edge Street)
100_MP_05_2200 Rev E One Medlock Street Section AA

100_B1_02_2199 Block B Basement Floor GA Plan
100_B1_02_2200 Rev F Block B Ground Floor GA Plan
100_B1_02_2200M Rev F Block B Mezzanine Floor GA Plan
100_B1_02_2201 Rev F Block B First Floor GA Plan
100_B1_02_2202 Rev D Block B 2nd-10th Floor GA Plan
100_B1_02_2211 Rev C Block B 11th Floor GA Plan
100_B1_02_2212 Rev C Block B 12th-17th, 19th-24th, 26th-36th Floor GA Plan
100_B1_02_2218 Rev C Block B 18th & 26th Floor GA Plan
100_B1_02_2237 Rev D Block B 37th Floor GA Plan
100_B1_02_2238 Rev C Block B Roof GA Plan
100_B1_04_2202 Rev F Proposed Elevation Block B East (Service Area)
100_B1_05_2200 Rev F Block B Section BB
100_B1_10_4201 Rev C Block B Bay Study 01 Long Tower Elevation
100_B1_10_4202 Rev D Block B Bay Study 02 Short Tower Elevation

100_B2_02_2199 Rev C Block A Basement GA Plan
100_B2_02_2200 Rev E Block A Ground Floor GA Plan
100_B2_02_2201 Rev D Block A First Floor GA Plan
100_B2_02_2202 Rev C Block A 2nd-11th Floor GA Plan
100_B2_02_2212 Rev C Block A 12th Floor GA Plan
100_B2_02_2213 Rev C Block A 13th Floor GA Plan
100_B2_02_2214 Rev C Block A Roof Plan GA
100_B2_04_2203 Rev E Proposed Elevation Block A West (Service Area)
100_B2_05_2201 Rev C Block A Section CC
100_B2_10_4200 Rev C Block A Bay Study 01, River Street
100_B2_10_4201 Rev C Block A Bay Study 02, Medlock Junction External Balcony
100_B2_10_4202 Block A Bay Study 03, Medlock Junction External Balcony

2072-PLA-XX-XX-DR-L-0011 Rev P02 Phasing Plan 01 - Office Building
2072-PLA-XX-XX-DR-L-0012 Rev P02 Phasing Plan 02 - PBSA Building
2071-PLA-XX-XX-DR-L-0003 Rev P06 Landscape Masterplan GA
2071-PLA-XX-XX-DR-L-1000 Rev P02 Hardworks
2071-PLA-XX-XX-DR-L-2000 Rev P03 Softworks
2072-PLA-XX-XX-DR-L-0017 Rev P01 Footpath Widths

5811-RAM-XX-XX-SK-D-0006 Rev P03 Proposed Drainage Strategy

5016684 RDG XX 00 SR ME 511000 P02 Mechanical & Electrical Services

Environmental Statement Non-Technical Summary dated November 2021;
Environmental Statement: Volume 1 dated November 2021;
Environmental Statement: Volume 2 dated October 2021;
Environmental Statement: Volume 3 Townscape and Visual Impact Assessment;
Environmental Statement: Volume 4 Appendices;

Wind Microclimate Report ref: 0900171rep5v4 dated 14 October 2022 by Arcaero;
Design and Access Statement Issue No. 05 dated 24/11/22 by Jon Matthews Architects
Planning & Tall Building Statement DOMM3002 Turley
Archaeological Desk Based Assessment SA/2019/46 University of Salford
BREEAM Preassessment Report October 2022 Ridge
Biodiversity Net Gain Assessment by Greengage Report Ref: 551267cm01Sept22DV01_BIA dated October 2022
Preliminary Ecological Appraisal by Greengage dated September 2022
Broadband Connectivity Assessment Issue: 1.0 GTech Surveys
Circular Economy Statement DOMM3002 Turley
Contaminated Land Interpretative Report 5811-RAM-XX-XX-RP-YE-00002 Ramboll
Contaminated Land Desk Study 5811-RAM-XX-XX-RP-YE-0001 Ramboll
Crime Impact Statement 2019/0490/CIS/03 Greater Manchester Police
Energy Strategy Report 18.10.2022 Ridge
Environmental Standards Statement October 2022 Ridge
Fire Strategy Statement FS 001.1 Design Fire Consultants
Combined Flood Risk and Drainage Strategy 5811-RAM-XX-XX-RP-D-0001 Ramboll
Geo-Environmental Factual Report MAN.160.001.GE.R.001.A Enzygo
Outline Construction Management Plan One Medlock Street Cumming
Socio-Economic Regeneration Impact Statement DOMM3002 Turley
Student Accommodation Management Plan One Medlock Street CRM
Arboricultural Impact Assessment Version 1 Amenity Tree Care
Tree Survey and Constraints Report One Medlock Street Amenity Tree Care
Television and Radio Reception Impact Assessment Issue 1.0 GTech Surveys
Ventilation Strategy Report October 2022 Ridge
Waste & Servicing Strategy Ref: VN91290 dated October 2022 by Vectos
Green and Blue Infrastructure Strategy 2071-ID-000-09-02 Planit I.E
Geotechnical Interpretative Report 5811-RAM-XX-XX-RP-GE-0001 Ramboll
Framework Travel Plan VN91290 Vectos
Transport Assessment VN91290 Vectos
Local Labour Agreement Dominvs
AVO Assessment dated 30/03/2023 by Cundall
Agent email (Andrew Bickerdike to Lucy Harrison and Dave Roscoe) dated 14 May 2023

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.

Informatives

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

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRAL