

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141420/NMC/2024

Date registered valid: 31 October 2024

Proposal: Non Material Amendment comprising relocation of loading bay, removal of 2 disabled parking bays, relocation of car club space and amendments to window on Podium A to planning permission 126944/FO/2020

Address: Land Bound By Dantzic Street, Gould Street, Williamson Street And Bromley Street (Known As Victoria Riverside), Manchester

Ward(s): Cheetham Ward

Applicant: Far East Consortium International Ltd

Agent (if any): Georgina Blackburn Asteer Planning LLP

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation: Approve

Date of recommendation:

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

This 0.97 hectares vacant site is bounded by Dantzic Street, Gould Street, a railway viaduct and a warehouse unit. It is bisected by Bromley Street which lies in a northwest-southeast orientation. Bromley Street is closed. The site comprises hardstanding and is secured by a hoarding after all previous buildings and uses were cleared. The topography of the site is relatively flat with a fall in levels from east to west across the site of approximately 3 metres. The surrounding area is dominated by the railway bridge and arches which are occupied by car garages and microbreweries. A traveller's site is on the opposite side of Dantzic Street.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The site is part of the 'Northern Gateway Strategic Regeneration Framework' area which will be transformed over the next decade through the delivery of new homes, place making and infrastructure to support the City's population growth.

A first phase of development is taking place around Angel Meadow delivering 756 homes (124120/JO/2019). Planning permission also exists for the development of the site to the east, known as North View, for 415 new homes (114860/FO/2016).

The area is highly sustainable. The Northern Quarter, Ancoats and NOMA are a short distance from the site and provide access to a wide range of retail, amenities and services along with a

vibrant evening economy. Victoria Station is nearby and provides access to trains, trams and bus services.

Description of development

Non Material Amendment comprising relocation of loading bay, removal of 2 disabled parking bays, relocation of car club space and amendments to window on Podium A to planning permission 126944/FO/2020

Consultations & Notification Responses

Highway Services advise that the revised parking bay arrangement on Dantzic Street is acceptable in principle.

Issues

Following the grant of full planning permission 126944/FO/2020 at the site, further investigation was undertaken into the existing utilities infrastructure. As a result of this work, it was found that the consented loading bay position (outside of Podium A) would impact on existing below ground services (a 600mm diameter gas main in Gould Street). Therefore, it is proposed that the loading bay be relocated to Dantzic Street, which would result in the loss of 2no. (out of 3no.) disabled parking spaces and a shared 'car club' parking bay.

The revised loading bay location will be of benefit to the Podium A commercial units in that loading for these units will be closer. Furthermore, the omission of the loading bay from the consented location will improve the public realm outside Tower A, as the loading bay will be replaced with a footway, which will help to make Union Square more pedestrian friendly and will enhance the appearance of the frontage to the development.

The proposed relocation of the loading bay will result in the removal of 2no. disabled bays and the car club bay to achieve visibility splays of 25m (owing to the road being 20mph). As discussed with MCC, the car club bay will be relocated.

The window itself will not be changed. Instead it is the width of the recessed bay in the brickwork, within which the window sits, which will be reduced.

The proposed changes 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

Article 35 Declaration

Condition(s) to be attached to decision for approval

1) The changes proposed seek to relocate the loading bay, removal of 2 disabled parking bays, relocation of car club space and amendments to window on Podium A to planning permission 126944/FO/2020

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.

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

Landscape Masterplan (1768.1-PLA-XX-XX-DR-L-0005 P16) - Proposed Level 05 Floor Plan (VRS-HBA-ZZ-05-DR-A-080105 P2) - Proposed GA Site Elevation Gould Street (VRS-HBA-ZZ-XX-DR-A-080200 P2) - Proposed GA Elevation - Dantzig St Tower A (VRS-HBA-ZZ-XX-DR-A-080205 P2) - Proposed GA Elevation - Podium B Facing Tower B (VRS-HBA-ZZ-XX-DR-A-080211 P2) - Proposed Building Section A (VRS-HBA-ZZ-XX-DR-A-080300 P2) - Proposed Building Section C (VRS-HBA-ZZ-XX-DR-A-080302 P2)

Received by the City Council, as Local Planning Authority, on the 31 October 2024

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.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

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) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: CENTRAL