

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141139/NMC/2024
Date registered valid: 1 October 2024
Proposal: Variation of Condition 2 attached to Planning Permission 136170/FO/2023 (as amended by 137946/NMC/2023) to enable non-material amendments to internal layouts, and external facade changes.
Address: Plot 10B First Street , Manchester, M15 4RF
Ward(s): Deansgate Ward

Applicant: House of Social 1 Ltd
Agent (if any): Mr Cameron Radford Deloitte LLP
Case officer: Angela Leckie
Tel: 0161 234 4651
Email: angela.leckie@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 22-10-24

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 0.3 ha brownfield site within the City Centre neighbourhood known as Plot 10B. The site is bounded by River Street, River Street/ Wilmott Street/vacant land, Hulme Street, and Plot 10a of the First Street SRF masterplan. The site is known as Plot 10B.

Application ref no 136170/FO/2023 was approved by the Planning and Highways Committee in June 2023 for the erection of 14-storey building comprising purpose-built student accommodation (PBSA) (Sui Generis) and ground floor Food Hall (Sui Generis Use), and other associated works including external amenity spaces, public realm, secure cycle parking, access and servicing arrangements (Plot 10B).

The development is currently under construction.

Description of area

The site is close to the Universities and a range of amenities including bars and restaurants, shops and offices. The closest residential properties are at Macintosh Mill, Chorlton Mill and Cambridge Mill and at Great Jackson Street.

The Site is not in a Conservation Area, but Castlefield Conservation Area is 400m to the west and Whitworth Street Conservation Area is 400m to the east. Listed buildings close to the site include Macintosh Mill, Mill chimney stack on west side of junction with Cambridge Street, Chorlton new mill and attached chimney, Chorlton Old Mill, Mill on north east corner of junction with Chester Street, Manchester South Junction and Altrincham Railway Viaduct, Chatham Mill, Rochdale Canal lock number 89 (Tib Lock), on south side of Havelock Mills, Manchester Oxford Road Station (including platform structures). These are all Grade II Listed.

The Site is close to all forms of public transport with Metrolink stops at Deansgate and St Peters Square and train stations at Manchester Oxford Road and Deansgate. Regular bus routes run along Medlock Street and Cambridge Street immediately adjacent to the site as well as the nearby Oxford Road. The north east part of the Site is located within Flood Zone 2, whilst the remaining areas are located within Flood Zone 1. The site is within a Critical Drainage Area

Description of development

The application seeks approval for non material amendments to application ref 136170/FO/2023 as a result of detailed technical and design development to capture architectural refinements and functional requirements of the approved scheme as follows:

- Relocation of ground floor entrance doors to incorporate internal draft lobbies.
- Amendments to Ground floor External doors including; widths, heights and finishes.
- Changes to the location of louvred panels.
- Resizing of curtain wall capping around food hall.
- The inclusion of decorative bars in front of louvres across the facade
- Decorative bars omitted at Level 01 to maximise views out of the building.

- Protective handrail added at high level
- Change of transom thickness for windows on residential floors to 100mm as presented on the visual mock up panel.
- External ladder for plant roof access added at high level.
- Louvres added to the roof level plant room.
- Roof Cows added to food hall roof to reduce the number of louvres in the facade.
- Entrance to student entrance amended to single direction sliding door, internal draft lobby added
- Addition of external canopy to West Façade

Consultations & Notification Responses

None

Issues

The proposed amendments have been discussed with officers and appropriate amendments made prior to submission. This has included the further setting back of the handrails to reduce their visual impact, the addition of decorative bars where louvres are required for ventilation at ground floor level.

The 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. The proposed amendments do not alter the overall principle of the development, and indeed, the principle of a fourth retail unit has been previously established.

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:

Article 35 Declaration

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) 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

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

(a) Dwgs 1172-TGA-XX-XX-DR-A-95020 P07 (Location Plan) and 1172-TGA-XX-XX-DR-A-95021 P06 (Proposed Site Plan)

(b) Dwgs 1172-TGA-XX-00-DR-A-95030 P06 , 1172-TGA-XX-01-DR-A-95031 P04, 1172-TGA-XX-ZZ-DR-A-95032 P03 , 1172-TGA-XX-ZZ-DR-A-95033 P03, 1172-TGA-XX-14-DR-A-95034 P03 , 1172-TGA-XX-XX-DR-A-95040 P03, 1172-TGA-XX-XX-DR-A-95041 P03 , 1172-TGA-XX-XX-DR-A-95042 P03, 1172-TGA-XX-XX-DR-A-95050 P05 , 1172-TGA-XX-XX-DR-A-95051 P05, 1172-TGA-XX-XX-DR-A-95052 P04 , 1172-TGA-XX-XX-DR-A-95053 P05, 1172-TGA-XX-ZZ-DR-A-95210 P04 , 1172-TGA-XX-ZZ-DR-A-95211 P04, 1172-TGA-XX-ZZ-DR-A-95212 P04, 1172-TGA-XX-ZZ-DR-A-95213 P04 and 1172-TGA-XX-ZZ-DR-A-95214 P03;

(d) Dwgs PL1471.3-PLA-ZZ-00-DR-L-001 P11, 1471.3-PLA-ZZ-00-DR-L-007 P06, 1471.3-PLA-ZZ-00-DR-L-005 P06, 1471.3-PLA-ZZ-00-DR-L-003 P06 and PL1471.3-PLA-ZZ-00-DR-L-009 P03;

(e) Crime Impact Statement Version B 06 01 23 stamped as received on 17-02-23;

(f) Accommodation Schedule Page 92 of the PLOT 10B FIRST STREET, MANCHESTER, DESIGN AND ACCESS STATEMENT, 1172-TGA-XX-XX-RP-A-FI_10_10-00250 stamped as received on 27-04-23 and Room Area Per Cluster Schedule - Scenario 01 stamped HS-TGA-Z100-SC-XX-00002 stamped as received on 17-05-23;

(g) Section 4 of the PLOT 10B FIRST STREET, MANCHESTER, DESIGN AND ACCESS STATEMENT, 1172-TGA-XX-XX-RP-A-FI_10_10-00250 stamped as received on 27-04-23;

(h) PLOT 10B FIRST STREET, MEDLOCK STREET, MANCHESTER WRITTEN SCHEME OF INVESTIGATION FOR ARCHAEOLOGICAL WORKS by PCA January 2023 stamped as received on 01-03-23;

(i) Inclusions of measures and targets in the ENERGY STRATEGY REPORT HOUSE OF SOCIAL 1 Ltd FIRST STREET MANCHESTER 30.01.2023 , ENVIRONMENTAL STANDARDS STATEMENT HOUSE OF SOCIAL 1 Ltd FIRST STREET MANCHESTER 16.01.23 both stamped as received on 01-03-23 and BREEAM Pre-assessment Report VITA Student Accommodation by AA Projects stamped as received on 17-02-23'

(j) Broadband Connectivity Assessment Plot 10b First Street Manchester by G Tech dated 17/01/2023 stamped as received on 01-03-23;

(k) House of Social 1 Ltd WASTE & SERVICING STRATEGY REPORT Plot 10b, April 2023 First Street stamped as received on 27-04-23;

(l) Plot 10b First Street House of Social 1 Ltd Fire Statement dated 23-01-23, stamped as received on 01-03-23;

(m) FIRST STREET PLOT 10B, MANCHESTER, DOCUMENT, LANDSCAPE DESIGN & ACCESS STATEMENT dated 28-03-23 by P.ie stamped as received on 27-04-23;

(n) Flood Risk Assessment & Outline Drainage Strategy Plot 10b First Street for House of Social 1 Ltd by Roc stamped as received on 01-03 23;

(o) Ventilation Strategy Report House of Social First Street, by Ridge dated 19-01-23 and stamped as received on 01-03-23;

(p) HOUSE OF 1 SOCIAL LTD, PLOT 10B, FIRST STREET REGENERATION, AREA, MANCHESTER, EXTENDED PHASE 1 HABITAT SURVEY AND BASELINE BIODIVERSITY NET GAIN ASSESSMENT by Penny Anderson Associates Ltd stamped as received on 01-03-23;

(q) Phase 1 Desktop Study, Plot 10b First Street for House of Social 1 Ltd, dated 10-01-23 stamped as received on 17-02-23, Phase 2 Site Investigation Plot 10B First Street, for Vita Group dated 22 -12-22 stamped as received on 01-03-23 and House of Social, First Street Ground Gas Addendum dated 20-01-23 stamped as received on 17-02-23 all by Roc;

(r) Television and Radio Reception Impact Assessment Plot 10b First Street Manchester by GTech stamped as received on 01-03-23;

(s) House of Social 1 Ltd Plot 10b, First Street Framework Travelplan and Transport Statement by Vectos both dated April 23 and stamped as received on 27-04-23;

(t) Food Hall Management Plan First Street, Manchester stamped as received on 17-02-23;

(u) Student Management Plan stamped as received on 12-05-23

(v) First Street Plot 10a Noise Impact Assessment First Street Developments Limited Ref PLOT10A-XX-XX-RP-Y-45001 P03 12 January 2023 by Cundall stamped as received on 17-02-23;

(w) House of Social, Plot 10b, First Street, Response to MCC Comments - Note 01, May 2023 by Vectos;

(x) ES Volume 1 Main Text:

1. Introduction 2. EIA Methodology 3. Site, Surroundings and Description of Proposals 4. Alternatives and Design Evolution 26
5. Construction Phasing and Methodology , 6. Air Quality, 7. Climate Change, 8. Daylight, Sunlight and Overshadowing, 9. Human Health,
10. Noise and Vibration, 11. Socio-Economics, 12. Townscape and Visual Impact, 13. Wind Microclimate, 14. Summary of Residual Impacts
15. Type 1 Cumulative Effects

(y) ES Volume 2 List of Appendices

Chapter 1: Introduction

Appendix 1.1 - Site Location Plan

Chapter 2: Environmental Impact Assessment Methodology

Appendix 2.1 - ES Scoping Report

Appendix 2.2 - Committed Developments

Appendix 2.3 - EIA Scoping Opinion

Chapter 3: Alternatives and Design Evolution

No appendices

Chapter 4: Site, Surroundings and Description of Proposals

No appendices

Chapter 5: Construction Management and Phasing

Appendix 5.1 - Plot 10a Construction Management Plan and TMP

Appendix 5.2 - Plot 10b Construction Management Plan

Chapter 6: Air Quality

Appendix 6.1 - Air Quality Technical Appendix

Appendix 6.2 - Air Quality Figures

Chapter 7: Climate Change

Appendix 7.1 - Plot 10a Whole Life Carbon Assessment

Appendix 7.2 - Plot 10b Whole Life Carbon Assessment

Appendix 7.3 - Climate Change Risk Review

Chapter 8: Daylight, Sunlight and Overshadowing

Appendix 8.1 - 10A - Massing Images Baseline v Proposed

Appendix 8.2 - Window Maps

Appendix 8.3 - 10A Technical Analysis Results

Appendix 8.4 - 10B - Massing Images Baseline v Proposed

Appendix 8.5 - 10B Technical Analysis Results

Appendix 8.6 - 10A + 10B - Massing Images Baseline v Proposed

Appendix 8.7 - 10A + 10B Technical Analysis Results

Appendix 8.8 - Massing Images - Cumulative Scenario

Appendix 8.9 - Technical Analysis Results - Cumulative Scenario

Appendix 8.10 - Mirror Image Analysis

Appendix 8.11 - Façade Study

(z) ES Volume 3 -Non Technical Summary

all stamped as received on 23-01-23

As supplemented by: Measures within the and Air Quality Technical Note - Plot 10b by Cundall dated 31-03-23 stamped as received on 27-04-23; Plot 10b: House of Social Wind Microclimate Technical Note by arcaero stamped as received on 27-04-23; Sunlight and Daylight Technical Note by Proximity stamped as received on 27-04-23; and Sunlight Impacts Summary Table stamped as received on 20-04-23

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 and DM1 saved Unitary Development Plan policies DC19.1, DC20 and DC26.1.

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) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRAL