

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140899/NMC/2024
Date registered valid: 2 September 2024
Proposal: Non-material amendment to planning permission 132199/FO/2021, as amended by 137793/NMC/2023, comprising design and public realm alterations.
Address: Car Park, Great Jackson Street, Manchester, M15 4NJ
Ward(s): Deansgate Ward

Applicant: Mr Phillip Dorin Renaker
Agent (if any):
Case officer: Lucy Harrison
Tel: 0161 234 5795
Email: lucy.harrison@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 26.09.2024

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: Grade II

Conservation area:

Tree Preservation Order:

Description of area

This 0.88 ha site is bounded by Great Jackson Street, Pond Street and Owen Street. It is adjacent to the residential towers at Deansgate Square and Boatmans residential building, with Lumiere, The Nile and Medlock Place, all 8 and 10 storey residential buildings, to the north east. City South, a five to eight storey apartment block, is to the east; vacant warehouses (Plot G) and a concrete batching plant to the south; and a marketing suite and vacant industrial units to the west and north west respectively.

Much of the area has been redeveloped with the four towers of Deansgate Square (37 to 64 storeys) to the north and Crown Street (21 to 52 storeys) to the west. Two further towers have recently been completed at Crown Street phase two which includes a school and park. Castlefield Conservation Area is c.250m to the north west and there are listed buildings nearby, including: the former Bridgewater Canal Company offices (Grade II) at the junction of Chester Street/Great Jackson Street; the Floodgate at Knott Mill Bridge; the Boundary Stone on Knott Mill Bridge; the Roman Catholic Church of St Wilfrid, George Street, Hulme; and the School House, Jackson Crescent, Hulme.

The site was granted planning permission for the following under planning reference 132199/FO/2023:

Full planning permission for the demolition of existing structures and the erection of two 51-storey residential buildings (Use Class C3) across two phases, including residential amenity facilities, basement car parking, landscaping and public realm, servicing and access arrangements, highways alterations, and associated works.

Description of development

The proposal seeks the following changes to the scheme:

1. Removal of visible capping beam along Great Jackson Street for Tower F1. On the approved drawings, the capping beam (top of the basement piled wall) is above ground level. Following further structural design and refinement of works, the entirety of this structure is now proposed to be lowered so that it is not visible from street level.
2. The alignment of the capping beam for the F1 basement running down Melbourne Street is proposed to be amended to tie in with the adjacent Crown Street Phase 3 application (137226).
3. The escape stair that forms part of the F2 garden wall has been reduced in length but increased in width slightly to accommodate a smoke extract shaft to the stair lobbies. The overall footprint is similar to that of the consented scheme.
4. External doors for Tower F1 are proposed to be amended as follows:

- a. Tower F1 - Two double doors on F1 have been amended to large single leafs and spaced further apart to provide a more usable internal space, whilst maintaining a symmetrical elevation.
- b. Tower F1 - Due to the incorporation of the perforated screen in front of the car park extract louvres, it has been necessary to revise the free area requirement for the basement car park extract system and adjust the door position to the refuse store accordingly.

Consultations & Notification Responses

None required.

Issues

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

The removal of the above ground capping beam would have a positive impact on the appearance and operation of the development. The feature columns of the tower would be able to run full height without being interrupted by the capping beam structure. The public realm between the development and the pavement would be freed up allowing for a more natural pedestrian circulation around the building.

Within the basement the revised capping beam arrangement would allow for construction efficiencies within the back to back basement design. The quantum of car parking, EVC and accessible provision would remain as per the approved scheme.

It is considered that the proposed changes to the escape stair would have a negligible impact on the scheme.

The proposed changes to the doors would be in keeping with the elevations of the tower and are considered to be minor and acceptable.

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 alterations to the approved plans due to the removal of the above ground capping beam, changes to the configuration of the escape stair and changes to the configuration of external doors.

2) Condition 2

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

Context Drawings

10334-Z1-SHP-G000-PL-Grd-B5D803 P01 Site Wide - Application Boundary Plan
10334-Z1-SHP-G000-PL-Grd-B5D804 P02 Site Wide - Ground Phasing Plan
10334-Z1-SHP-G000-PL-B1-B5D801 P01 Site Wide - Basement Phasing Plan
10334-Z1-SHP-G000-PL-Grd-B5D805 P01 Site Wide - Reference Plan
10334-Z1-SHP-JC20-PL-Grd-B5D801 P01 Site Wide - Demolition Plan

Site Wide Plans

10334-Z1-SHP-G100-PL-B3-B5D801 P02 Site Wide Plan - Level B3 Basement
10334-Z1-SHP-G100-PL-B2-B5D801 P02 Site Wide Plan - Level B2 Basement
10334-Z1-SHP-G100-PL-B1-B5D801 P02 Site Wide Plan - Level B1 Basement
10334-Z1-SHP-G100-PL-Grd-B5D801 P07 Site Wide Plan - Level 00 Entrance Level
10334-Z1-SHP-G100-PL-01-B5D801 P03 Site Wide Plan - Level 01 Amenity Level
10334-Z1-SHP-G100-PL-02-B5D801 P03 Site Wide Plan - Level 02 Minimum apartment level
10334-Z1-SHP-G100-PL-04-B5D801 P02 Site Wide Plan - Level 04 Typical apartment level
10334-Z1-SHP-G100-PL-05-B5D801 P02 Site Wide Plan - Level 05 Typical apartment level
10334-Z1-SHP-G100-PL-11-B5D801 P02 Site Wide Plan - Level 11 Maximum apartment level
10334-Z1-SHP-G100-PL-49-B5D801 P03 Site Wide Plan - Level 49 Lower Duplex Level
10334-Z1-SHP-G100-PL-50-B5D801 P03 Site Wide Plan - Level 50 Upper Duplex Level
10334-Z1-SHP-G100-PL-51-B5D801 P02 Site Wide Plan - Plan - Level 51
10334-Z1-SHP-G100-PL-RF-B5D801 P02 Site Wide Plan - Top of Parapet

F1 Tower Plans

10334-F1-SHP-G200-PL-B3-B5D801 P02 GA Plan - Level B3 Basement
10334-F1-SHP-G200-PL-B2-B5D801 P02 GA Plan - Level B2 Basement

10334-F1-SHP-G200-PL-B1-B5D801 P02 GA Plan - Level B1 Basement
10334-F1-SHP-G200-PL-Grd-B5D801 P05 GA Plan - Level 00 Entrance Level
10334-F1-SHP-G200-PL-01-B5D801 P03 GA Plan - Level 01 Amenity Level
10334-F1-SHP-G200-PL-02-B5D801 P03 GA Plan - Level 02 Minimum apartment level
10334-F1-SHP-G200-PL-04-B5D801 P02 GA Plan - Level 04 Typical apartment level
10334-F1-SHP-G200-PL-05-B5D801 P02 GA Plan - Level 05 Typical apartment level
10334-F1-SHP-G200-PL-11-B5D801 P02 GA Plan - Level 11 Maximum apartment level
10334-F1-SHP-G200-PL-49-B5D801 P03 GA Plan - Level 49 Lower Duplex Level
10334-F1-SHP-G200-PL-50-B5D801 P03 GA Plan - Level 50 Upper Duplex Level
10334-F1-SHP-G200-PL-51-B5D801 P02 GA Plan - Level 51
10334-F1-SHP-G200-PL-RF-B5D801 P02 GA Plan - Roof level
10334-F1-SHP-G200-SK-Grd-010 P01 - F1 Ground Floor Bin Collection Point
10334-F1-SHP-G200-SK-B1-005 P01 - Sketch GA Plan Level B1 MCC Bin Collection Only Option

F2 Tower Plans

10334-F2-SHP-G200-PL-B2-B5D801 P01 GA Plan - Level B2 Basement
10334-F2-SHP-G200-PL-B1-B5D801 P01 GA Plan - Level B1 Basement
10334-F2-SHP-G200-PL-Grd-B5D801 P06 GA Plan - Level 00 Entrance Level
10334-F2-SHP-G200-PL-01-B5D801 P03 GA Plan - Level 01 Amenity Level
10334-F2-SHP-G200-PL-02-B5D801 P03 GA Plan - Level 02 Minimum apartment level
10334-F2-SHP-G200-PL-04-B5D801 P02 GA Plan - Level 04 Typical apartment level
10334-F2-SHP-G200-PL-05-B5D801 P02 GA Plan - Level 05 Typical apartment level
10334-F2-SHP-G200-PL-11-B5D801 P02 GA Plan - Level 11 Maximum apartment level
10334-F2-SHP-G200-PL-49-B5D801 P03 GA Plan - Level 49 Lower Duplex Level
10334-F2-SHP-G200-PL-50-B5D801 P03 GA Plan - Level 50 Upper Duplex Level
10334-F2-SHP-G200-PL-51-B5D801 P02 GA Plan - Level 51
10334-F2-SHP-G200-PL-RF-B5D801 P02 GA Plan - Roof level
10334-F2-SHP-G200-SK-Grd-008 P01 - F2 Ground Floor Bin Collection Point
10334-F2-SHP-G200-SK-B1-001 P01 - Sketch GA Plan F2 Level B1 MCC Bin Collection Only Option

Site Wide Elevations

10334-Z1-SHP-G100-EL-XX-B5D801 P01 Site Wide North Elevation
10334-Z1-SHP-G100-EL-XX-B5D802 P02 Site Wide South Elevation
10334-Z1-SHP-G100-EL-XX-B5D803 P01 Site Wide East Elevation
10334-Z1-SHP-G100-EL-XX-B5D804 P01 Site Wide West Elevation
10334-Z1-SHP-G100-EL-XX-B5D805 P01 Site Wide Elevation Section AA
10334-Z1-SHP-G100-EL-XX-B5D806 P01 Site Wide Elevation Section BB
10334-Z1-SHP-G100-SE-XX-B5D801 P01 Site Wide - Long section

F1 Elevations

10334-F1-SHP-G100-EL-XX-B5D801 P02 F1 Elevation
10334-F1-SHP-G200-EL-XX-B5D801 P02 GA Podium Elevation (approved under CDN/24/0623)
10334-F1-SHP-G251-EL-XX-9001 P02 F1 Envelope Elevations - Podium Elevations Matrix (approved under CDN/24/0623)

F2 Elevations

10334-F2-SHP-G100-EL-XX-B5D801 P02 F2 Elevation

10334-F2-SHP-G200-EL-XX-B5D801 P02 GA Podium Elevation

F1 Detailed Elevations

10334-F1-SHP-G251-DE-XX-B5D801 P01 F1 Tower - Typical detailed elevation
10334-F1-SHP-G251-DE-XX-B5D802 P01 F1 Tower - Minimum corner detailed elevation
10334-F1-SHP-G251-DE-XX-B5D803 P01 F1 Tower - Parapet detailed elevation
10334-F1-SHP-G251-DE-XX-B5D804 P02 F1 Podium - Typical elevation (approved under CDN/24/0623)

F2 Detailed Elevations

10334-F2-SHP-G251-DE-XX-B5D801 P01 F2 Tower - Typical detailed elevation
10334-F2-SHP-G251-DE-XX-B5D802 P01 F2 Tower - Maximum corner detailed elevation
10334-F2-SHP-G251-DE-XX-B5D803 P01 F2 Tower - Parapet detailed elevation
10334-F2-SHP-G251-DE-XX-B5D804 P01 F2 Podium - Typical elevation

Landscape Drawings

Z1-TPM-G710-PL-XX-3851 101 P02 Landscape General Arrangements
F1-TPM-G710-PL-XX-3851 102 P01 Tower F1: Ground Floor Private Garden
F2-TPM-G710-PL-XX-3851 103 P01 Tower F2: Ground Floor Private Garden
Z1-TPM-G710-PL-XX-3851 104 P02 Hardworks
Z1-TPM-G710-PL-XX-3851 105 P02 Lighting Layout
Z1-TPM-G710-PL-XX-3851 201 P02 Public Realm: Planting Plan
F1-TPM-G710-PL-XX-3851 202 P01 Tower F1: Private Garden Planting Plan
F2-TPM-G710-PL-XX-3851 203 P01 Tower F2: Private Garden Planting Plan
Z1-TPM-G710-PL-XX-3851 101 P1 Plot F Proposed Trees

Reports and Correspondence

PR-TPM-G710-RP-GRD-3851 501 P02 Landscape Design Statement
PR-TPM-G710-RP-GRD-3851 502 P01 Landscape Management Report
PR-TPM-G710-RP-GRD-3851 503 P01 Tree Management Strategy
10334-Z1-SHP-A180-RP-XX-B5D802 P03 Design and Access Statement dated October 2021 by SimpsonHaugh and Partners
10334-Z1-SHP-A180-RP-XX-B5D803 P01 Design and Access Statement Addendum dated December 2021 by SimpsonHaugh and Partners

F1-SHP-A180-RP-XX-B5D801 P02 Tower F1 Podium Design (approved under CDN/24/0623)
Z1-SHP-A180-RP-XX-NMA02 P05 Non-Material Amendment 25.09.2024

Television Desk-Based Report by Pager Power dated October 2021
Radar Mitigation Scheme agreed with NATS (En Route) plc;
Highways and Transport - Post-Submission Response by Curtins dated 25 February 2022;
Environmental Statement Non-Technical Summary dated November 2021;
Environmental Statement: Volume 1 dated November 2021;
Environmental Statement: Volume 2 dated October 2021;
Archaeological Desk-Based Assessment Report No. SA/2021/31 Version 1 by Salford Archaeology;
Written Scheme of Investigation (WSI) for an Archaeological Evaluation of Plot F, Great Jackson Street Version 1, dated 5 November 2021;
Aviation Safety Assessment dated October 2021 by Pager Power

Broadband Connectivity Assessment dated October 2021 by Pager Power
Crime Impact Statement 15 July 2021 Reference: 2021/0264/CIS/01 by Greater Manchester Police;
Management Strategy by Zenith Property Management received by the City Council as local planning authority on 12 November 2021;
Fire Statement Form received by the City Council as local planning authority on 12 November 2021;
Plot F Local Labour Agreement - July 2021;
Summertime Internal Environment CIBSE TM59 Overheating Analysis by Futureserv Ltd
Environmental Standards and Energy Statement Ref: 2021.072 dated November 2021 by Element Sustainability;
Written Scheme of Investigation for an Archaeological Evaluation by Salford Archaeology Revision 1.0 dated 5 November 2021;
Planning and Tall Building Statement dated November 2021 by Deloitte;
Acoustics Ventilation & Overheating Assessment Technical Note Ref: T01-PR0660-MPF dated 3/11/2021 by Fisher Acoustics;
Arboricultural Impact Assessment with Tree Protection Measures dated 22 July 2021 by Godwins Arboricultural Limited;
Ecological Survey and Assessment dated October 2021 by ERAP;
Flood Risk Assessment and Drainage Strategy Revision V05 Ref: 078524-CUR-XX-XX-RP-C-92001 dated 20 October 2021 by Curtins;
Geotechnical and Geoenvironmental Desk Study dated 8 October 2021 by Coffey;
HSE Substantive Response pgo-0684 by Hoare Lea;
The agent's email (Jennifer Chatfield of Deloitte) to Lucy Harrison dated 25 January 2022 with subject title: App Ref: 132199/FO/2021 - Plot F GJS - GMFRS; and
Cameron Radford of Deloitte's email to Lucy Harrison of Manchester City Council dated 22 September 2023 agreeing a revised wording for conditions 38 and 67.

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

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRAL