

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140773/NMC/2024	
Date registered valid:	6 September 2024	
Proposal:	Non-material amendment to planning permission 126944/FO/2020 to make elevational alterations and alterations to landscaping proposals	
Address:	Land Bounded By Dantzic Street, Gould Street, Williamson Street & Bromley Street, Manchester	
Ward(s):	Cheetham	Ward
Applicant:	Far East Consortium International Ltd	
Agent (if any):	Matt Hargreaves CR Construction (UK) Ltd	
Case officer:	Jennifer Tel: 0161 234 Email: jennifer.atkinson@manchester.gov.uk	Atkinson 4517
Recommendation:	Approve	
Date of recommendation:	30 September 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

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 to planning permission 126944/FO/2020 to make elevational alterations and alterations to landscaping proposals

Consultations & Notification Responses

N/A

Issues

The proposal would require a number of small, non material changes, to the approved planning permission. these include building and landscaping changes. These are detailed within the applicant assessment pack.

The changes are considered to be non material in nature 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 changes proposed seek to make elevational alterations and alterations to landscaping proposals.

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.

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

DAST-HBA-00-XX-DR-A-PL20-0002 Proposed Site Plan A1 1:500 P1
VRS-HBA-ZZ-00-DR-A-080100 Proposed Ground Floor Plan A1 1:250 P1
VRS-HBA-ZZ-01-DR-A-080101 Proposed Level 01 Floor Plan A1 1:250 P2
VRS-HBA-ZZ-02-DR-A-080102 Proposed Level 02 Floor Plan A1 1:250 P1
VRS-HBA-ZZ-03-DR-A-080103 Proposed Level 03 Floor Plan A1 1:250 P1
VRS-HBA-ZZ-04-DR-A-080104 Proposed Level 04 Floor Plan A1 1:250 P1
VRS-HBA-ZZ-05-DR-A-080105 Proposed Level 05 Floor Plan A1 1:250 P1
VRS-HBA-ZZ-06-DR-A-080106 Proposed Level 06-07 Floor Plan A1 1:250 P1
VRS-HBA-ZZ-08-DR-A-080108 Proposed Level 08-17 Floor Plan A1 1:250 P1
VRS-HBA-ZZ-18-DR-A-080118 Proposed Level 18-22 Floor Plan A1 1:250 P1
VRS-HBA-ZZ-23-DR-A-080123 Proposed Level 23-25 Floor Plan A1 1:250 P1
VRS-HBA-ZZ-26-DR-A-080126 Proposed Level 26-36 Floor Plan A1 1:250 P1
VRS-HBA-ZZ-RF-DR-A-080137 Proposed Roof Plan A1 1:250 P1
VRS-HBA-ZZ-XX-DR-A-080200 Proposed GA Elevation - Viaduct A1 1:200 P1
VRS-HBA-ZZ-XX-DR-A-080201 Proposed GA Site Elevation - Dantzic Street A0 1:200 P1
VRS-HBA-ZZ-XX-DR-A-080202 Proposed GA Site Elevation - North View Site Boundary A1 1:200 P1
VRS-HBA-ZZ-XX-DR-A-080203 Proposed GA Elevation - Bromley Street Facing Tower A A1 1:200 P1
VRS-HBA-ZZ-XX-DR-A-080204 Proposed GA Elevation - Bromley Street Facing Towers B and C A1 1:200 P1
VRS-HBA-ZZ-XX-DR-A-080205 Proposed GA Elevation - Dantzic St Tower A A1 1:200 P1
VRS-HBA-ZZ-XX-DR-A-080206 Proposed GA Elevation - Dantzic St Tower C A1 1:200 P1
VRS-HBA-ZZ-XX-DR-A-080207 Proposed GA Elevation - Viaduct A0 1:200 P1
VRS-HBA-ZZ-XX-DR-A-080208 Proposed GA Elevation - Podium A Facing Tower A A1 1:200 P1
VRS-HBA-ZZ-XX-DR-A-080209 Proposed GA Elevation - Podium B Facing Tower C A1 1:200 P1
VRS-HBA-ZZ-XX-DR-A-080210 Proposed GA Elevation - Podium B Facing Tower C (Gable) A1 1:200 P1
VRS-HBA-ZZ-XX-DR-A-080211 Proposed GA Elevation - Podium B Facing Tower B A1 1:200 P1
VRS-HBA-ZZ-XX-DR-A-080212 Proposed GA Elevation - Podium B Facing Tower A A1 1:200 P1
VRS-HBA-ZZ-XX-DR-A-080300 Proposed Section A A0 1:200 P1
VRS-HBA-ZZ-XX-DR-A-080301 Proposed Section B A1 1:200 P1
VRS-HBA-ZZ-XX-DR-A-080302 Proposed Section C A1 1:200 P1
VRS-HBA-TA-ZZ-DR-A-080400 Proposed Tower Gable Façade A1 1:25 P1
VRS-HBA-TA-ZZ-DR-A-080401 Proposed Tower Side Façade A1 1:25 P1

VRS-HBA-TA-ZZ-DR-A-080402 Proposed Tower A Crown A1 1:25 P1
VRS-HBA-PA-ZZ-DR-A-080403 Proposed Podium A - Dantzic Street A1 1:25 P1
VRS-HBA-PB-ZZ-DR-A-080404 Proposed Podium B - Dantzic Street A1 1:25 P1
VRS-HBA-PB-ZZ-DR-A-080405 Proposed Podium B - Tower C Entrances A1 1:25 P1
VRS-HBA-00-ZZ-DR-A-080406 Proposed Bromley Street - Lower Levels A1 1:25 P1
VRS-HBA-00-ZZ-DR-A-080407 Proposed Bromley Street - Upper Levels A1 1:25 P1
VRS-HBA-TA-ZZ-DR-A-080408 Proposed Tower A Podium A1 1:25 P1
VRS-HBA-TB-ZZ-DR-A-080409 Proposed Tower B Ground Floor Viaduct A1 1:25 P1
VRS-HBA-00-ZZ-DR-A-080410 Proposed Podium Access Galleries A1 1:25 P1

Recieved by the City Council, as Local Planning Authority, on the 14 August 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