

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140984/NMC/2024
Date registered valid: 10 September 2024
Proposal: Variation of Condition 2 attached to Planning Permission 135662/FO/2022 to enable non-material amendments to internal layouts, minor increase in floor to ceiling heights as well as rationalisation of building structure.
Address: Laystall St / Great Ancoats Street, Manchester, M4 6DE
Ward(s): Piccadilly Ward

Applicant: n/a Ancoats Manchester 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: 11/09

Application details

Type of application: Non-Material Change Application
Development type: Notifications
Date of site visit: N/A

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 Site is 0.032 hectares and bounded Laystall Street, Great Ancoats Street, vacant land at Lomax Street and an apart-hotel. It is part of a larger site which includes another vacant plot at the junction of Great Ancoats Street and Ducie Street.

Description of area

The character of the wider area is changing from its original mainly low rise light industrial character to a modern residential led mixed use part of the city centre with significant change, regeneration and environmental improvement. Consent was granted in 2020 for a 4/11 storey residential building next to Oxygen on Store Street (126608/FO/2020) and in 2018 consent was granted for a 7 to 8 storey residential building close to the site on Ducie Street (120149/FO/2018) which is under construction. Consent was granted for a part-33, part-11, part 9, part 7 storey residential building (132489/FO/2021) at the junction of Port Street and Great Ancoats Street and for a 9 storey residential building and conversion of and 3 storey extension to 32-34 Laystall Street for offices (128911/FO/2020 and 128904/LO/2020) which is under construction.

Description of development

Consent was granted for the erection of a 20 storey building to create a 154 bedroom hotel (Class C1) above 2 basement levels with ancillary café / bar / restaurant and gym and other associated works including highway improvements, cycle parking and creation of accessible parking bay following removal of on site structures in June 2023 (application ref no 135662/FO/2022).

Consent is now sought to agree non material amendments to the approved scheme comprising the following:

- Structural frame of building amended from steel frame to in situ concrete frame and consequential requirement to amend the floor to floor heights of the lower 3 storeys - to achieve improved ceiling heights beneath a deeper concrete slab.
- Amendments to floor to ceiling heights above level 02 reducing overall building height by 710mm.
- Omission of 1 basement level and redistribution of ancillary accommodation (Cycle storage relocated to ground floor back of house, and staff areas are relocated to mezzanine level)
- Omission of meeting spaces at mezzanine level and replaced by relocated fitness suite.

- Mezzanine floorplate increased and the void over the Level 01 restaurant area reduced in size.

Consultations & Notification Responses

None

Issues

The proposed amendments relate to changes to respond to market demand along with design development changes to improve the functionality of the layout and buildability. The amendment entail changes to the structural frame of building to amend the floor to floor heights of the lower 3 storeys to achieve improved ceiling heights, a 710mm reduction in building height due to the lowering of all floor plates from floor 3 upwards, removal of one basement level and relocation of ancillary accommodation above ground level with subsequent changes to floor plans (relocation of cycle storage to ground floor and staff areas to mezzanine level) omission of meeting spaces at mezzanine level and replaced by a relocated fitness suite and increase in floor plate of the mezzanine has been increased and the reduction in void over the Level 01 restaurant area.

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 changes are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority

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

(a) Dwgs10403-SHP-A-BD59-G100-XP-00-001 Location Plan P01 and 10403-SHP-A-BD59-G100-XP-00-002 Red Line Boundary Plan P01;

(b)Dwgs 10403-SHP-A-BD59-G100-XP-00-003 Existing Site Topography Plan P01, 10403-SHP-A-B5D9-G100-EL-EE-001, Contextual East Elevation P02, 10403-SHP-A-B5D9-G100-EL-EN-001 Contextual North Elevation P02, 10403-SHP-A-B5D9-G100-EL-ES-001 Contextual South Elevation P02, 10403-SHP-A-B5D9-G100-EL-EW-001 Contextual West Elevation P02, 10403-SHP-A-B5D9-G100-PL-00-001 Contextual Ground Level Plan P02, 10403-SHP-A-B5D9-G100-PL-00-002 Proposed Site Topography Plan P01, 10403-SHP-A-B5D9-G200-EL-EE-001 Proposed East Elevation P03, 10403-SHP-A-B5D9-G200-EL-EN-001 Proposed North Elevation P03 , 10403-SHP-A-B5D9-G200-EL-ES-001 Proposed South Elevation P03, 10403-SHP-A-B5D9-G200-EL-EW-001 Proposed West Elevation P03, 10403-SHP-A-B5D9-G200-PL-B2-001 Basement Level 02 P01, 10403-SHP-A-B5D9-G200-PL-B1-001 Basement Level 01 Plan P02 10403-SHP-A-B5D9-G200-PL-00-001 Ground Level Plan P01, 10403-SHP-A-B5D9-G200-PL-01-001 Level 01 Plan P01, 10403-SHP-A-B5D9-G200-PL-MZ-001 Mezzanine Level Plan P02, 10403-SHP-A-B5D9-G200-PL-TY-001 Typical Lower Level Plan P02, 10403-SHP-A-B5D9-G200-PL-TY-002 Typical Upper Level Plan P02, 10403-SHP-A-B5D9-G200-PL-RF-001 Roof Plan P02, 10403-SHP-A-B5D9-G200-SE-AA-001 Section AA P02, 10403-SHP-A-B5D9-G200-SE-BB-001 Section BB P02, 10403-SHP-A-B5D9-G251-DE-XX-001 Façade Study 01 P03, 10403-SHP-A-B5D9-G251-DE-XX-002 Façade Study 02 P03, 10403-SHP-A-B5D9-G251-DE-XX-003 Façade Study 03 P03, 10403-SHP-A-B5D9-G251-DE-XX-004 Façade Study 04 P03 and 10403-SHP-A-B5D9-JC20-XP-00-001 Demolition Plan P01;

(d) Dwg 082210-CUR-XX-00-D-TP-75002-P06;

(e) Verified Views by Our Studio dated 04-11-22, Accurate Visual Representation Methodology by Our Studio 2021 and TVIA by Reform dated 23-11-22 all stamped as received on 05-12-22;

(f) Crime Impact Statement Version A 16-11-22 stamped as received on 05-12-22;

(g) Accommodation Schedule in section 4.1 of the DESIGN & ACCESS STATEMENT November 2022, 10403-SHP-A-RP-XX-B5D901 P01 by Simpson Haugh both stamped as received on 05-12-22;

- (h) Section 5 of the DESIGN & ACCESS STATEMENT November 2022, 10403-SHP-A-RP-XX-B5D901 P01 by Simpson Haugh both stamped as received on 05-12-22;
- (i) D100A - FLOOD RISK ASSESSMENT AND DRAINAGE STRATEGY, HILTON MOTTO ANCOATS, LAYSTALL STREET, MANCHESTER, M4 6DE dated 16 NOVEMBER 2022 by Shear Design stamped as received on 05-12-22;
- (j) ANCOATS MANCHESTER LIMITED, LAYSTALL STREET, MANCHESTER, EXTENDED PHASE 1 HABITAT SURVEY by Penny Anderson Associates Ltd dated November 2022 stamped as received on 05-12-22;
- (k) Environmental Energy & Sustainability Statement Rev P03 dated 20-11-22 by EC stamped as received on 05-12-22;
- (l) Motto by Hilton OPERATIONAL MANAGEMENT STATEMENT stamped as received on 05-12-22;
- (m) Daylight and Sunlight Assessment by GIA dated 16-03-23;
- (n) Sunlight and Daylight Glare Assessment Laystall Street Hotel by GIA dated 08-12-22 stamped as received on 05-12-22;
08 November
- (o) Technical Aerodrome Safeguarding Assessment, Laystall Street / Great Ancoats Street , November 2022 by Pager Power stamped as received on 05-12-22;
- (p) Television and Radio Baseline Survey Report,Laystall Street / Great Ancoats Street Ancoats Manchester Ltd November 2022 by Pager Power stamped as received on 05-12-22;
- (q) Laystall Street / Great Ancoats Street Manchester, Ancoats Manchester Ltd. AIR QUALITY ASSESSMENT REVISION 02 - 30 JANUARY 2023 by Hoare Lee stamped as received on 22-02-23 and Air Quality Note -e-mail dated 22-03-22 ;
- (r) Technical Note on Ventilation Strategy Rev PO2 dated 21-11-22 by EC stamped as received on 05-12-22;
- (s) Great Ancoats Street Ground Conditions Report Desk Study Version A Nov 20222 by tec stamped as received on 05-12-22;
- (t) Laystall Street Hotel, Manchester, Transport Statement, Curtins Ref: 082210-CUR-00-XX-T-TP-00001 Revision: P03 Dated: 16 November 2022 stamped as received on 05-12-22;
- (u) Laystall Street Hotel, Manchester, Interim Travel Plan Curtins Ref: 082210-CUR-XX-XX-T-TP-00002 Revision: P03 Dated: 16 November 2022 stamped as received on 05-12-22;
- (v) Laystall Street Hotel, Manchester Waste Management Strategy Curtins Ref: 082210-CUR-XX-XX-T-TP-00003 Revision: P04 Dated 16 November 2022 and section 5.5 of the Laystall Street - Manchester, DESIGN & ACCESS STATEMENT | November 2022, 10403-SHP-A-RP-XX-B5D901 P01 by Simpson Haugh both stamped as received on 05-12-22;
- (w) Wind Microclimate Assessment Report Laystall Street, Manchester dated 17-11-22 by GIA stamped as received on 05-12-22;

(x) Noise Impact Assessment (Ref: 9840/PR/BL) by Acoustic Consultant Ltd Rev C dated 23-11-22, and Assured CMS Ltd Laystall Street Manchester Framework Construction Environment Management Plan by Assured CMS Ltd V4 both stamped as received on 22-02-23;

(y) Archaeological Desk-Based Assessment Laystall Street, Manchester Client: Ancoats Manchester Ltd by Salford Archaeology Version 1 October 2022 stamped as received on 05-12-22;

(z) Heritage Statement Hilton Motto Hotel, Great Ancoats Street /Laystall Street, Manchester dated November 2022 by Stephen Levrant Heritage Architecture Ltd stamped as received on 05-12-22;

(aa) LAYSTALL STREET HOTEL, MANCHESTER, PROPOSED S278 HIGHWAY WORKS, STAGE 1 ROAD SAFETY AUDIT, 610/2023/112/01 Rev 1 dated 14 February 2023 by six:TEN and Laystall Street Hotel, Manchester, Stage 1 Road Safety Audit Response Report Curtins Ref: 082210-CUR-XX-XX-T-TP-00006 Revision: P01 Dated 17 February 2023 both stamped as received on 22-02-23; and

(bb) Deloitte e-mail on Economic Benefits 21-03-23; and

(cc) Solar Glare Assessment, 19069 Rev 1 dated 8 November 2022, prepared by GIA stamped as received on 05-12-22;

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, DM1 and PA1 saved Unitary Development Plan policies DC19.1, DC20 and DC26.1.

2) Reason 2: The proposed amendments relate to changes to respond to market demand along with design development changes to improve the functionality of the layout and buildability. The amendment entail changes to the structural frame of building to amend the floor to floor heights of the lower 3 storeys to achieve improved ceiling heights, a 710mm reduction in building height due to the lowering of all floor plates from floor 3 upwards, removal of one basement level and relocation of ancillary accommodation above ground level with subsequent changes to floor plans (relocation of cycle storage to ground floor and staff areas to mezzanine level) omission of meeting spaces at mezzanine level and replaced by a relocated fitness suite and increase in floor plate of the mezzanine has been increased and the reduction in void over the Level 01 restaurant area.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3

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

Area Team Boundary - Name: CENTRAL