

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139259/NMC/2024		
Date registered valid:	14 February 2024		
Proposal:	Non-material amendment to Planning application 131708/FO/2021 to make elevational alterations.		
Address:	87 Rochdale Road, Manchester, M4 4JD		
Ward(s):	Piccadilly		Ward
Applicant:	Mr D McHugh McGoff Construction Ltd		
Agent (if any):	Mr P Garner Garner Town Planning Ltd		
Case officer:	Jennifer		Atkinson
	Tel:	0161	234
	Email:	jennifer.atkinson@manchester.gov.uk	
			4517
Recommendation:	Approve		
Date of recommendation:	22.03.2024		

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 0.5 hectare site is bounded Gould Street, a surface car park, Clive Street, Back St George Street, 73 and 85 Rochdale Road and Ashley Street.

It is occupied by depot buildings with some parking and a 115 space surface car park. A small security building is close to the access point.

The Marble Arch Public House (Grade II) and 85 Rochdale Road are immediately adjacent on Rochdale Road. The surrounding area contains residential buildings and surface car parks. To the north is a large split level site bounded by Gould Street, Williamson Street, Bromley Street and Bilbrook Street which is used as two, 24 hour car parks. A 55 metre high telecoms mast is in the south east corner, with National Grid infrastructure in the centre (including a Pressure Reduction Station (PRS) and compound). The PRS controls the gas flow in the surrounding gas network.

A planning application (128248/FO/2020) was approved at Committee on the 4 June 2021, , for the erection of 9 buildings of 8 to 34 storeys to form 1202 homes with ground floor commercial uses, parking, public realm and landscaping.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The site is part of Victoria North in the 'Northern Gateway Strategic Regeneration Framework, which will be transformed through the creation of 15,000 homes, place making and infrastructure. A first phase of 756 homes is taking place at Angel Meadow (124120/JO/2019). Planning permission exists for 415 homes at North View, (114860/FO/2016), and 634 at Victoria Riverside, (126944/FO/2020).

The area is highly sustainable. The Northern Quarter, Ancoats and NOMA are a short distance away and provide access to retail, amenities and services and a vibrant evening economy. Victoria Station is nearby and provides access to trains, trams and bus services.

The site is not in a conservation area but there are listed buildings nearby at: Marble Arch Public House, warehouse on the western corner of the junction with Simpson Street, Sharp Street Ragged School, Cooperative Press, Union Bridge and Charter Street Mission (former Charter Street Ragged School and working girls home), all Grade II. The Lancashire and Yorkshire Railway Viaduct and Angel Meadow are non-designated heritage assets.

The site is partially in the Air Quality Management Area (AQMA) along Rochdale Road and is in flood zone 1, where the risk of flooding is low

Description of development

Non-material amendment to Planning application 131708/FO/2021 to make elevational alterations.

Consultations & Notification Responses

n/a

Issues

This application seeks to make a number of alterations to the facades of the apartment building and townhouses. The changes can be summarised as follows:

- Change to position of air bricks;
- Alteration to door positions and resizing of sub station doors;
- Relocation of bin stores
- Alteration to car park access and car parking layout;
- Change of garage doors to living space for the townhouses

The changes would not diminish the quality of the scheme and the material alterations have been viewed on site.

The 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 OR Reasons for recommendation to refuse

- 1) The proposal seeks to to make elevational alterations.
- 2) The development hereby approved shall be carried out in accordance with the following additional drawings and documents:

136-JMA-MP-XX-P-A-001005	Rev A
136-JMA-MP-XX-P-A-022200	Rev A
136-JMA-MP-LG-P-A022199	
136-JMAMP-W-E-A-042203	Rev B
136-JMA-MP-E-E-A-042201	Rev B
136-JMA-MP-N-E-A-042202	Rev B
136-JMA-MP-S-E-A-042204	Rev B
136-JMA-MP-S-E-A-042200	Rev C
136-JMA-MP-N-E-A-042205	Rev B
136-JMA-B1-00-E-A-104200	Rev B
136-JMA-B2-00-E-A-104202	Rev B
136-JMA-B2- 10-E-A-104201	Rev C
136-JMA-B3-00-P-A-022300	
136-JMA-B3-N-E-A-042230	
136-JMA-B4-00-P-A022240	
136-JMA-B4-N-E-A-042240	

received by the City Council, as Local Planning Authority, on the 14 February 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.

- 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.

35) Prior to the first occupation of the residential element of the development hereby approved, the car parking spaces, as indicated on drawing 136-JMA-MP-LG-P-A022199 as received by the City Council, as Local Planning Authority, on the 14 February 2024 shall then be implemented, made available and remain in situ for as long as the development remains in use.

Reason - To ensure sufficient disabled car parking and disabled parking is available for occupants of the development pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012).

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 - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRAL