

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138366/FO/2023		
Date registered valid:	11 December 2023		
Proposal:	Elevational alterations consisting of recladding elements of existing building and replacement of existing balconies.		
Address:	Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG		
Ward(s):	Deansgate		Ward
Applicant:	Mr Tom Greenwood Hill & Clark Limited		
Agent (if any):	Miss Ellie Philcox Euan Kellie Property Solutions		
Case officer:	Jack		Naven
	Tel: 0161 219		2095
	Email: jack.naven@manchester.gov.uk		
Recommendation:	Approved		
Date of recommendation:	01 March 2024		

Application Details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 22 December 2023

Standard consultations:

Printed: 14 December 2023 Expired: 7 January 2024

Neighbour notifications

Printed: 14 December 2023 Expired: 7 January 2024

Site notice

Posted: 22 December 2023 Expired: 15 January 2024

Press advert

Published: 19 December 2023 Expired: 2 January 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order: Not applicable

The site relates to the Worsley Mill site and specifically to a part six, part seven storey apartment block situated above a podium of car parking. The building was constructed in the 21st century (under planning permission 062191/FO/CITY3/01) as part of a wider development that included the conversion of the original, Grade II Worsley Mill (1896) into a mixture of apartments, offices and other commercial / leisure uses.

The site sits within the Castlefield Conservation Area and is bound to the north by the Bridgewater canal and its associated towpath. To the east are 20th century apartments accessed off Slate Wharf. Blantyre Street forms the southern boundary and it is from here that vehicular and pedestrian access is achieved. Whilst the modern apartment block is situated within the curtilage of the Grade II Worsley Mill, situated directly to the west, it is not considered to be a curtilage listed structure on the grounds that it does not pre-date 1948.

The proposed works comprise of the following components:

Recladding the building in Quartz Zinc by VMZinc, following the removal of the existing grey zinc cladding. For the avoidance of doubt, no new areas of cladding would be created beyond those that already exist.

Installation of aluminium decking (AliDeck, colour: Textured Sand) to the balconies following the removal of the existing timber-deck balconies. All of the proposed balcony structures will to occupy the same footprint as those that they replace.

Description of Development

The proposal seeks elevational alterations consisting of recladding elements of existing building and replacement of existing balconies.

Related Applications

062191/FO/CITY3/01 | Residential development comprising 82no. flats with car parking, health club and bar / restaurant.

Approved - October 2002.

062192/LO/CITY3/01 | Listed Building Consent for Residential Development comprising 82no. flats with car parking and health club, bar / restaurant.

Approved - October 2002.

069140/FO/2003/C3 | Retrospective application for changes to each of the elevations of the new build and the use of artificial copings on each of the external faces of the new building and copings to the terrace of the Springs building facing the canal.

Approved - November 2003.

Consultations & Notification Responses

Highway Services - Highways have no objections regarding the proposed elevational alterations with recladding elements and replacement of existing balconies at Worsley Mill. It is understood that the proposals would not have an impact on the approved pedestrian/vehicular access, parking, circulation or the external highway network.

Environmental Health - Are accepting of the acoustic reports provided. Requested that a noise verification report be included as a condition on to the application.

Health & Safety Executive (Fire Safety) - Are accepting of the proposals. Informative has been added concerning sprinklers.

Publicity - Two neutral comments were made in relation to the application. Neither concerns material Planning considerations.

Policy

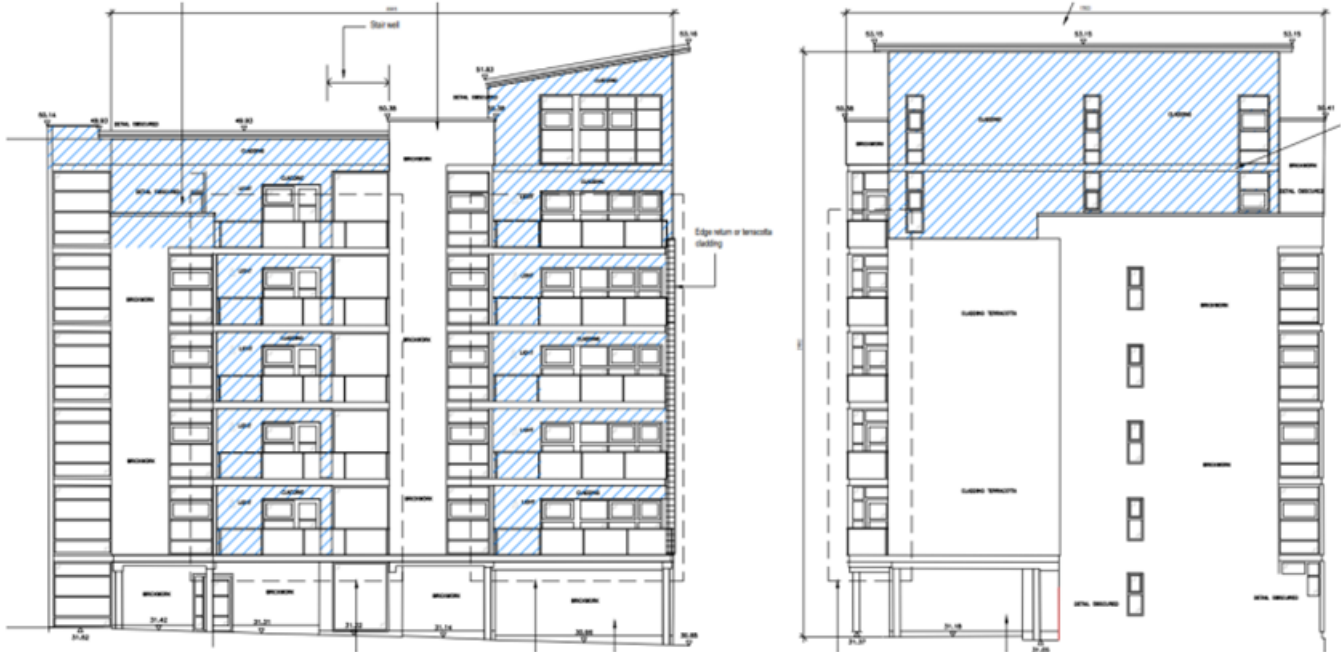
The proposal should be assessed against the following policies: Core Strategy **policies SP1 Spatial Principles, CC9 Design and Heritage, EN1 Design Principles and Strategic Character Areas, EN3 Heritage and DM1 Development Management**; saved Unitary Development Plan (UDP) policies **DC 18.1 Conservation Areas, DC19.1 Listed Buildings and DC26 Development and Noise**; and the **NPPF sections 8 Promoting Healthy and Safe Communities, 12 Achieving Well-Designed Places and 16 Conserving and Enhancing the Historic Environment.**

Principle

The main issues to consider are the impact on the visual amenity of the buildings and the street scene, whether the proposal would enhance or maintain the character and appearance of the surrounding area, whether the proposal would maintain the existing noise insulation properties of the building, as well as fire safety considerations, and whether the proposals will affect accessibility or public safety.

Visual Amenity

The proposed cladding would closely match the appearance and finish of the cladding in place. The means of fixing associated with the proposed zinc cladding will be the same as the current means of fixings, which is a standing seam fix. These elements of the proposed works will not have a material impact on the appearance of the building.



Proposed southern elevation (left) and eastern elevation (right) to Worsley Mill

All of the proposed balcony structures will occupy the same footprint as those that they replace. The appearance of the timber balconies has deteriorated over time. The proposed replacement material for the balconies has been selected to match what the timber balcony would have originally. The new material will feature more robust, weatherproofed, and aesthetically pleasing material. Whilst there will be a change in the visuals of the balcony, there is a clear benefit of replacing the timber balconies, and the visual appearance is considered to be acceptable.

Fire Safety

A comprehensive fire statement form was submitted along with the proposals. It has been confirmed that the proposed works will be limited to the external wall construction and will improve the fire safety of the building. The proposed works will have no impact on the fire service access strategy and arrangement for the building.

Section 6(e) of the fire statement form confirms that the standard used, relating to fire safety, is Approved Document B volume 1.

The Fire Safety team at the Health and Safety Executive have reviewed the application and the accompanying documentation, and they have confirmed that they are content with the fire safety design as set out in the project description to the extent it affects land use planning considerations.

Noise Impact

The accompanying acoustic memo confirms that the replacement cladding will provide slightly improved acoustic performance over the cladding system currently in place. The Environmental Health team at Manchester City Council requested that a condition be added to ensure that an acoustic verification be undertaken within one year from the completion of the works in order to ensure that the acoustic performance of the new cladding installed is the same as assessed in the accompanying acoustic report.

Public Safety

The proposals will have no impact on public safety.

Access

There will be no impact on the existing access arrangements associated with the building or the wider site.

Conclusion

Given the above, the proposed development is considered acceptable pursuant to UDP Policy DC15 and DC18, Manchester Core Strategy Policies DM1, SP1, CC9, EN1 and EN3 and the NPPF.

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: Approved

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

Received by the City Council as Local Planning Authority on 19 October 2023:

- Location Plan 100
- Proposed Elevations as Proposed Facing Materials 104
- Proposed Floor Plans as Proposed (Sheet 1 of 2) 107
- Proposed Floor Plans as Proposed (Sheet 2 of 2) 108
- Proposed Cavity Barrier / Fire Stop Locations - West Elevations 110
- Proposed Cavity Barrier / Fire Stop Locations - East Elevations 111
- Proposed Detail 01 - Typical Floor Slab Edge Balcony Detail 120
- Proposed Detail 02 - Typical Separating Wall Plan Junction Detail 121
- Proposed Detail 03 - Typical Junctions With Brickwork Wall and Zinc 122
- Proposed Detail 04 - Typical Junctions With Brickwork and Zinc 123
- Proposed Detail 05 - Typical Junction With Terracotta and Zinc Cladding 124
- Proposed Detail 06 - Typical Junctions With Terracotta Cladding With Zinc 125
- Proposed Detail 07 - Typical Zinc Cladding Termination Detail 126
- Proposed Detail 08 - Typical Zinc Cladding Termination Detail 127
- Proposed Detail 13 - Typical Window/curtain Wall Reveal Detail 133
- Proposed Detail 15 - Typical Window/curtain Wall Reveal Detail - Option 2 135
- Proposed Detail 20 - Typical Junction Detail With Roof 140
- Proposed Detail 21 - Balcony Handrail Detail 150
- Certificate B Schedule
- Fire Statement

Received by the City Council as Local Planning Authority on 10 December 2023:

- Acoustic Standards & Assessment

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.

3) The cladding (including fixing details) applied to the external elevations of the development shall be carried out in accordance with the materials approved by the City Council as the local planning authority;

- Quartz Zinc by VMZinc
- Aluminium decking (AliDeck, colour: Textured Sand)

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) Prior to the commencement of development, a construction management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:

- Measures to control noise and vibration;
- Dust suppression measures;
- Compound locations where relevant;
- Details of an emergency contact telephone number;
- A community consultation plan; and
- Sheeting of construction vehicles. The development shall only be carried out in accordance with the approved management plan.
- Phasing and quantification / classification of vehicular activity associated with planned construction. This should include commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway.
- Traffic management plans should include any effects on the surrounding roads.
- The document should also consider ongoing construction works and contractor parking in the locality.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy

5) The acoustic performance of the cladding will comply with the 'Acoustic Standards & Assessment', received by the City Council as Local Planning Authority on 10 December 2023.

Within two months from the completion of the works, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance.

Informatives

1) If basement/Structure excavations/works are proposed adjacent to the highway, structural drawings and calculations for the temporary and permanent support works must be submitted for checking (for a fee) to MCC Bridges/Structures Section via Email highways.structures@manchester.gov.uk

2) Any requirements for licensing, hoarding /scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email -highwaylicences@manchester.gov.uk highwaynetworkmanagement@manchester.gov.uk

3) Section 6 of the fire statement, states: "No change will be imposed to the requirements for sprinkler system protection in the building." Also, "no change will be imposed to the existing evacuation approach."

It should be noted that the Department for Levelling Up, Housing and Communities has published answers to frequently asked questions, about Approved Document B.

HSE advises that the above DLUHC (Department for Levelling Up Housing and Communities) FAQ (frequently asked questions) response and guidance be considered, and a review of the fire risk assessment be carried out. It will be for the applicant to demonstrate compliance at later regulatory stages.

It should be considered that, where necessary, space will need to be made available to house suitable water tanks for the sprinkler system supply which could affect land use planning considerations in relation to the layout of the building and further HSE consultation may be required.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Heritage & Urban Design
Health & Safety Executive (Fire Safety)

Apartment 23, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 12, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 65, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 73, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 66, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 7, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Flat 2, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 11, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 10, Medlock House, Slate Wharf, Manchester, M15 4SW
Apartment 43, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 77, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 80, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 62, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 82, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 55, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 28, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 19, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 45, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Serviced Apartment 85, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 69, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 60, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 83, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 25, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Flat 17, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 13, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 8, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 12, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 10, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 11, Medlock House, Slate Wharf, Manchester, M15 4SW
Apartment 38, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 61, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 63, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 35, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 67, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 64, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 59, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 17, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 49, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 32, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 11, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 58, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 29, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 33, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Flat 15, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 9, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 3, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 7, Bridgewater House, Slate Wharf, Manchester, M15 4SW

[illegible]

Apartment 30, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Flat 6, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Apartment 39, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 48, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 54, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 16, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 15, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 78, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 75, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Flat 4, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 1, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 14, Medlock House, Slate Wharf, Manchester, M15 4SW

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
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Castlefield Conservation Area 1979
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL