

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138498/NMC/2023

Date registered valid: 6 November 2023

Proposal: Non-material amendment to conditions 2 (specified plans), 8 (cycle storage), and 12 (glazing) attached to planning permission 132590/FO/2021 to allow changes to amenity space, relocation of cycle store and elevational alterations

Address: Land Bound By Stockport Road, Brunswick Street, And Polygon Street, Manchester, M13 9SG

Ward(s): Ardwick Ward

Applicant: Mr Howard Lord GGC Polygon Manchester Ltd

Agent (if any): Mr Tom Flanagan Paul Butler Associates

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 14 February 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

The application site is a triangular piece of land (approximately 0.165 ha) bounded by Polygon Street, Stockport Road and Brunswick Street. The topography of the site is relatively flat and is currently secured by a white hoarding. The site is located on a roundabout that links the immediate area to the City Centre, Great Ancoats Street and Eastlands along with Brunswick, Longsight and beyond. Planning permission 104931 was granted in 2014 and works commenced at the site to implement the development.

A further planning permission was granted in December 2020 for the creation of 6 apartments (Use Class C3a) at first floor, provision of extended cycle store, provision of a flexible use ancillary residents' amenity space and facilities or commercial units (Use Class E - shop, financial and professional services or office), and associated elevational alterations.

In February 2022 planning permission was granted for the reconfiguration of ground floor to form residential amenity space and communal areas, creation of commercial unit (use class E) or additional residents' communal area following removal of car parking with associated elevational alterations.

Planning History

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The immediate area to the application site is a mixture of uses. To the east of site is the Appollo Theatre, a grade II Listed Building. The Brunswick neighbourhood is located to the southwest of the application site and is currently subject to a planning permission which will see large scale redevelopment/regeneration works across the whole area. To the north of the site is a petrol filling station whilst to the northeast of the roundabout is Ardwick Green Park. Beyond the immediate area to the application is the Apollo Business Park which is located behind the Apollo theatre. Stockport Road and Hyde Road are major arterial routes within the City and are well served by public transport and have access to train links at Piccadilly and Ardwick Train station

Previously approved scheme

Planning permission ref: 104931 established the principle of residential development at the site. The previously approved proposal ref: 132590/FO/2021 sought to re-purpose some of the internal ground floor accommodation previously identified for commercial purposes and car parking for commercial uses (Class E) and residential amenity spaces.

Changes to the ground floor involved the provision of additional resident amenities including communal areas fronting Polygon Street and Brunswick Street, and a fitness suite on the Polygon Street / Brunswick Street corner. A co-working space to allow for residents to 'work from home' was included. Other facilities included a post-room and laundry with the ground floor also accommodating a plant room and sub-station.

A large cycle store was also proposed (to provide 104 cycle spaces (compared to 96 cycle spaces previously). A larger commercial unit (use class E) was proposed on the Stockport Road frontage. A flexible use for this unit was sought as either (use class E) or as an additional residents communal area.

The above improvements to the development were in part facilitated by the removal of the car park at ground floor level. Following the removal of the car park at ground floor, the void / ventilation shaft at first floor within the concourse had been removed. In doing so, greater amenity space was provided to residents. The stair indicated within the commercial unit to first floor was removed, due to the increase in the area of the unit.

The removal of the stair enabled an increase in area of the existing Apartment 104 by approximately 8m², creating a more spacious living environment for future residents.

Matters requiring consideration at that time related to external alterations to the scheme, impact on car parking, cycle provision and waste management arrangements. T

Description of development

Consent is sought for a non material amendment to planning approval 132950/FO/2021 to enable:

- Creation of a larger, singular resident's amenity space following a reconfiguration of the ground floor and reduction in the commercial space area
- Relocated bike store with improved access from Polygon Street and reduction from 104 to 96 spaces
- Additional fire escape doors following the ground floor reconfiguration, to allow for safe escape in the event of an emergency
- New private resident's entrance at the corner of Stockport Road and Brunswick Street to provide direct amenity access from the street
- External changes including materials specifications and application, glazing obscuring, and inclusion of louvres and vents

Consultations & Notification Responses

Not applicable

Policy Manchester Core Strategy (2012)

Guide to Development in Manchester SPD (2007)

Issues

Policy Context

These include Core Strategy policies SP1 (Spatial Principles); EC 8 (Central Manchester); H1 (Overall, Housing Provision); H5(Central Manchester); H8 (affordable Housing); C8 (Local Centres); C9 (Out of Centre Development); T2 (Accessible areas of opportunity and needs) ; EN 1 (Design Principles and Strategic Character Areas); EN3 (Heritage); EN4 (Reducing Co2 emissions by enabling low and zero carbon development); EN6 (Target Framework for CO2 reductions from low or zero carbon energy supplies ; EN 8 (Adaptation to Climate Change); EN9 (Green Infrastructure); EN18 (Contaminated Land); EN19 (Waste); PA1(Developer Contributions) ; and DM1 (Development Management);

Saved UDP policies E3.3 (Upgrading of the appearance of the City's major radial and orbital roads and rail routes), AB1 (Ardwick, Brunswick and West Gorton), DC7 (New Housing Development); DC19 (Listed Buildings) DC22 (Footpath Protection); DC26 (Development and Noise) ,and the guidance provided within the National Planning Policy Framework ,NPPG, the Guide to Development in Manchester Supplementary Planning Document.

Non material change

The proposed amendments have been assessed, and it can be confirmed that the changes are considered to be of a non-material nature and are considered to be acceptable to the City Council as the Local Planning Authority.

The revisions to the approved scheme relate to the creation of a larger, singular resident's amenity space following a reconfiguration of the ground floor and reduction in the commercial space area ; a relocated bike store with improved access from Polygon Street and reduction from 104 to 96 spaces ; additional fire escape doors following the ground floor reconfiguration, to allow for safe escape in the event of an emergency ; a new private resident's entrance at the corner of Stockport Road and Brunswick Street to provide direct amenity access from the street , and external changes including materials specifications and application, glazing obscuring, and inclusion of louvres and vents. It is considered that the proposed revisions would not have a detrimental impact in terms of the visual appearance of the school building, or the visual and residential amenity of the residential properties in proximity to the site.

These matters are considered in detail below. Visual amenity Adjustments are made to the elevations to reflect the internal alterations and changes to the functions proposed. With regards to Polygon Street, the removal of the car parking and associated access, together with the utilisation of this space for further residents' amenities, allows for additional glazing to be provided with enhanced activity and interaction with the street. Similarly additional glazing is provided to the Brunswick Street elevation which will improve the relationship with the

surroundings and provide natural surveillance. Where new and altered windows are provided these have been designed to respect the proportions and rhythm of the overall building. Loss of car parking The alterations at ground floor would remove the previously proposed internal car parking provision of 20 car parking spaces. Two disabled on street car parking bays would be provided on the north side of Polygon Street together with a loading bay. The application site is considered to be in a highly accessible location in close proximity to the city centre and the wider range of public transport, employment, education and amenities. The loss of the car parking at the site would not in itself be unacceptable in such an accessible location. It is acknowledged that there are localised issues with on street parking congestion in the area, however, it is likely that the demographic of this development would not require the level of car parking previously shown and would utilise public transport. Two disabled bays would be required and these would be provided along Polygon Street along with a loading bay. This would enabled specific user groups to be catered for. There would also be a requirement to provide relevant traffic regulation order and footway improvements to ensure a safe pedestrian environment. There is also provision for new railways and bollards around the footways to ensure a safe pedestrian environment. There would also be provision of street trees.

Environmental Health considerations The original proposal included ground floor commercial uses along with the car parking. The reconfiguration of the spaces and creation of resident amenity spaces, there needs to be details submitted to ensure that the noise transfer to the upper floor accommodation is acceptable. This should form part of the conditions of the approval along with agreeing the opening hours of spaces, deliveries and fume extraction. There would also be a requirement to agree commercial waste arrangements and those associated with the residential

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

Paragraph one

The revisions to the approved scheme relate to the creation of a larger, singular resident's amenity space following a reconfiguration of the ground floor and reduction in the commercial space area ; a relocated bike store with improved access from Polygon Street and reduction from 104 to 96 spaces; additional fire escape doors following the ground floor reconfiguration, to allow for safe escape in the event of an emergency ; a new private resident's entrance at the corner of Stockport Road and Brunswick Street to provide direct amenity access from the street , and external changes including materials specifications and application, glazing obscenity, and inclusion of louvres and vents. It is considered that the proposed revisions would not have a detrimental impact in terms of the visual appearance of the school building, or the visual and residential amenity of the residential properties in proximity to the site, and that the associated wording of condition nos.2, 8 and 12 to be amended to reference the revised plans.

Condition no. 2 (specified plans)

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

Drawings 2066-ABWA-XX-00-DR-A-(10)-0001, 2066-2066-ABWA-Z1-GF-DR-A-(20)-0100, 2066-ABWA-Z1-01-DR-A-(20)-0100, 2066-ABWA-ZZ-ZZ-DR-A-(20)-0200, 2066-ABWA-ZZ-ZZ-DR-A-(20)-0201, 2066-ABWA-ZZ-ZZ-DR-A-(20)-0202, 2066-ABWA-ZZ-ZZ-DR-A-(38)-001 and 2066-ABWA-XX-XX-VS-A-(95)-1500 stamped as received by the City Council, as Local Planning Authority, on the 23 December 2021

Planning Statement prepared by Paul Butler Associates, Waste Management Strategy prepared by Paul Butler Associates, Waste Management Strategy prepared by Paul Butler Associates, Management Strategy prepared by CERT, Management Strategy prepared by CERT and Local Labour Strategy prepared by Recom stamped as received by the City Council, as Local Planning Authority, on the 23 December 2021.

AS AMENDED BY

Site and location plan ref: 2066-ABWA-XX-00-DR-A-(10)-0001 rev.1,
Proposed Ground Floor GA Plan ref: 2066-ABWA-Z1-GF-DR-A-(20)-0100 rev.1
Proposed Fifth Floor GA Plan ref: 2066-ABWA-Z1-05-DR-A-(20)-0105 rev.1
Received 6th November 2023

Proposed Stockport Road GA elevations plan ref: 2066-ABWA-Z1-ZZ-DR-A-(20)0200 rev.4;
Proposed Brunswick Street GA elevations plan ref: 2066-ABWA-Z1-ZZ-DR-A-(20)0201 rev.4;
Proposed Polygon Street GA elevations ref: 2066-ABWA-Z1-ZZ-DR-A-(20)0202 rev.4;
Façade Interventions plan ref: 2066-ABWA-Z1-ZZ-DR-A-(41)-0100
Received 19th December 2023
File Note 14.12.2023 from Auderebw Architects ref: 2066-ABWA-XX-XX-FN-A-(01)-0021 – NMA response received 9th January 2024.

File Note 25.01.2024 from Auderebw Architects ref: 2066-ABWA-XX-XX-FN-A-(01)-0022 – Vents justification 2nd February 2024
Email from planning agent with visual image of installed terracotta brick vents dated 2nd 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 Manchester Core Strategy (July 2012).

Condition no. 8 (cycle storage)

8)The bicycle store as indicated on drawing 2066-ABWA-Z1-GF-DR-A-(20)-0100 rev.1 received on 6th November 2023, shall be made available for 96 cycle spaces, use prior to the first use of the ground floor uses hereby approved. The bicycle store shall then be available at all times whilst the development is occupied.

Reason - To ensure that there is adequate car and cycle parking for the development proposed when the building is occupied in order to comply with policies SP1, T2 and DM1 of the Manchester Core Strategy (2012).

Condition no. 12 (glazing)

All windows at ground level, unless shown otherwise on the approved drawings detailed in condition 2, as amended by plan refs: Proposed Stockport Road GA elevations plan ref: 2066-ABWA-Z1-ZZ-DR-A-(20)0200 rev.4;
Proposed Brunswick Street GA elevations plan ref: 2066-ABWA-Z1-ZZ-DR-A-(20)0201 rev.4;
Proposed Polygon Street GA elevations ref: 2066-ABWA-Z1-ZZ-DR-A-(20)0202 rev.4;
shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

Paragraph 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 - 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

Flood Zones Type 2 (low to medium risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: NORTH AREA