MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	CDN/24/0054
Date registered valid:	26 January 2024
Proposal:	Discharge of conditions 3 (Materials), 4 (Boundary Treatment), 15 (Acoustic Insulation) and 16 (External Plant) attached to planning permission 133478/JO/2022
Address:	Vacant Plot North East Of The Vallance Centre, Brunswick Street, Manchester , M13 9XF
Ward(s):	Ardwick Ward
Applicant:	Brunswick Living Ltd
Agent (if any):	Mr Julian Austin Paul Butler Associates
Case officer:	Carl Glennon Tel: 0161 234 4530 Email: carl.glennon@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	19 March 2024

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit: N/A

Standard consultations:
Printed: 21 February 2024 Expired: 13 March 2024

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: No

Tree Preservation Order: No

Consultations & Notification Responses

Environmental Health The following comments have been received:

i. Condition 15 – The developer should confirm that the mitigation measures are installed in accordance with the submitted acoustic report.
ii. Condition 16 - Can be discharged as no external plant is proposed at the development.

Greater Manchester Police Design for Security – No objection to the discharge of condition 4.

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 polices 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

N/A

Condition(s) to be attached to decision for approval

3) The discharge of condition 3 (Materials) is approved on the basis that the development is implemented in accordance with the following materials as detail in document referenced: External works materials schedule received by the City Council as local planning authority on 26 January 2024 and emails from Paul Butler Associates dated 18 March 2024 and 19 March 2024:

i. Brickwork – Ibstock / Weinberger Staffordshire blue smooth facing brick 65 mm
ii. Aluminium cladding – Alumasc aluminium wall cladding panel in Anthracite grey RAL 7016
iii. Ground floor entrance - Commercial screen 6300 mm x 2300 mm with a single panel door and automatic door header. Slim frame in anthracite grey
iv. Windows external doors – Aluminium 2 piece door element 1200 mm x 2400 mm consisting of a fixed and single door in Anthracite grey RAL 7016
v. Glazed Juliet balcony – Easy Glass to a maximum height of 1100 mm above finished floor level
vi. Metal railing to balcony – Powder coated metal railing balustrade: 42.4 mm CHS top rail SHS 40 mm post with 8 mm base plate; 12 mm in fill bars; 40.8 mm flat bar bottom rail.
vii. Aluminium parapet coping - Alumasc 331 – 360 mm wall width coping
viii. Glass balustrade – 1100 mm high toughened glass
ix. Projecting windows – Aluminium in Anthracite grey RAL 7016

The implemented materials shall be maintained in situ thereafter.

4) The discharge of condition 4 (Boundary Treatment) is approved on the basis that the development is implemented in accordance with document referenced Proposed Boundary Treatment received by the City Council as local planning authority on 26 January 2024. The implemented works shall be maintained in situ thereafter.

15) The discharge of condition 15 (Acoustic Insulation) is approved on the basis that the development is implemented in accordance with the submitted acoustic report ref: 16529-R01-D dated 17 March 2021, received by the City Council as local planning authority on 26 January 2024, including attenuation measures referenced within that report (which should be maintained in situ thereafter).

16) The discharge of condition 16 (External Plant) is discharged on the basis that no external plant or equipment requiring noise attenuation will be installed as part of the development as confirmed in letter from Paul Butler Associates dated 26 January 2024.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Greater Manchester Police

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