MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138794/NMC/2023
Date registered valid:	22 December 2023
Proposal:	Non material amendment to planning permission 134179/JO/2022 to add additional leadwork to the base of the re-built tower
Address:	Ancoats Dispensary , Old Mill Street, Manchester, M4 6EB
Ward(s):	Ancoats & Beswick Ward
Applicant:	Mr Chris McManus Great Places Housing Group Ltd
Agent (if any):	Mr Paul Nelson Buttress
Case officer:	Jennifer Atkinson Tel: 0161 234 4517 Email: jennifer.atkinson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	29 December 2023

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 site comprises a three storey gothic style Grade II listed building known as Ancoats Dispensary located on the corner of Old Mill Street and Lampwick Lane. The building was constructed in 1874 and was used as a hospital until it closed in 1989. It has since been empty and has become increasingly unstable and derelict.

The building occupies the entire site with the exception of a small areas of hardstanding along Old Mill Street and an area to its western and southern facades.

The building now comprises the internal and external load bearing walls. The first and second floors have collapsed and other walls deemed to be at risk of collapse have been reduced in height. All roof structures and coverings and the central tower have been removed due to structural and safety concerns. The central tower is in safe storage.

All other structures at the Hospital site have been demolished and the site redeveloped for residential purposes.

The building is open to the elements and highly vulnerable to further deterioration. It is secured by a significant amount of scaffolding in the interest of safety and to prevent further structural deterioration.

Listed building: Grade II

Conservation area:

Tree Preservation Order:

Description of area

The area around the site contains medium to high density buildings. A residential development is under construction immediately to the south for a part 10, part 6, part 5 storey building for 209 apartments. To the south of this development is the CHIPS. Beyond this is the Ashton Canal and towpath which provides pedestrian and cycle links to the city centre and east Manchester.

Stubbs Mill, a former textile mill on the opposite side of Lampwick Lane, has been converted into offices. Planning permission exists on the site to the east of Lampwick Lane for a 6 storey residential building. Weavers Quay on the opposite side of Old Mill Street contains 201 apartments available for rent. Cotton Field Park, New Islington Marina, New Islington Free School and the Medical Centre on Old Mill Street provide essential amenities for the area.

The site is not in a conservation area but the Ancoats Conservation Area is 350 metres to the north west. The Grade II listed Ashton Canal Lock Number 3 is within 150 metres. Other listed buildings within 300 metres are: Ashton canal lock number 1 (Grade II), Cooperative Warehouse (Grade II), Ashton Canal towpath bridge over junction with Islington Branch canal west of lock number 2 (Grade II), Ashton Canal lock keepers cottage (Garde II), Ashton Canal lock number 2 and 3 (Grade II) and Hope Mill (Grade II).

The site is in Flood Zone 1 and in a critical drainage area. It is in the Manchester Air Quality Management Area (AQMA) where air quality conditions are poor. This is a highly sustainable location. Piccadilly Station and New Islington tram stop are nearby.

Description of development

Non material amendment to planning permission 134179/JO/2022 to add additional leadwork to the base of the re-built tower

Consultations & Notification Responses

n/a

Issues

This application seeks to add additional leadwork to the base of the re-built tower following the form of the existing stonework along the side elevations.

There are damp and water ingress issues and the leadwork is required to prevent long term damage to the building. The application of the lead is acceptable and minor 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 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

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

1) The proposal seeks to add additional leadwork to the base of the re-built tower

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

210005-BA-XX-XX-DR-A-(20)401_C2 received by the City Council, as Local Planning Authority, on the 8 December 2023

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.

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL