

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139186/NMC/2024

Date registered valid: 5 February 2024

Proposal: Non-material amendment to planning permission 130697/FO/2021 to change the position a railing behind platform 2.

Address: Victoria Railway Station, Long Millgate, Manchester, M3 1WY

Ward(s): Deansgate Ward

Applicant: Carolina Gross Seed Architects

Agent (if any): Miss Carolina Gross Seed Architects

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 12/02/2024

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 relates to the Grade II listed Victoria Railway Station. The application property is in use as an active railway station, dates from 1844 and was enlarged in 1909. Since this time the application site has seen modern refurbishment, most notably the station's modern train shed roof approved under planning application 100355/FO/2012/C1. The station is notable for its Edwardian neo-Baroque façade, sandstone ashlar office blocks and period features and is subject to a live planning permission for the installation of new railings along Platform 2 (Approved under permission numbers 130697/FO/2021 & 130698/LO/2021 and amended under permissions 137179/JO/2023 & 137254/JO/2023).

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site is located in the City Centre and as such the neighbouring area is characterised by a high number of properties in commercial use, principally the AO arena located to the west of the application site. The site also neighbour's significant railway infrastructure in the form of rail lines to the east and the Grade II listed North Bridge, Middle Bridge and Stephenson Bridge to the west.

Description of development

The application seeks consent for the non-material amendment to planning permission 137179/JO/2023 to change the positioning of approved railings.

The proposed amendments would see the insertion of 2no 96mm gaps between 2no sets of posts either side of a spiral staircase (52mm gap when measuring from between the posts' floor plates). The proposed change is designed to minimise the effects of "induced voltages" to increase on site safety.

Planning History

137254/JO/2023 - Variation of Condition 2 (Approved Drawings) attached to Listed Building Consent 130698/LO/2021 in order to relocate safety rail – Approved September 2023.

137179/JO/2023 - Variation of Condition 2 (Approved Drawings) attached to Planning Permission 130697/FO/2021 in order to relocate safety rail – Approved September 2023.

136972/LO/2023 - Listed building consent for the installation of 3no. advertising screens in various locations within railway concourse – Refused June 2023.

130698/LO/2021 - Installation of a railing behind platform 2 and refurbishment of 5no. existing pavements light re-instatement of 6no. pavement lights with colour changing LEDs – Approved September 2021.

130697/FO/2021 - Installation of a railing behind platform 2 and refurbishment of 5no. existing pavements light re-instatement of 6no. pavement lights with colour changing LEDs – Approved September 2021.

Consultations & Notification Responses

Not applicable.

Issues

The detailed changes would only see the relocation in the configuration of the pattern of the approved railings and posts and would not see them be situated closer to or further away from active railway or tram lines. On this basis the change is considered to be acceptable and is considered to be non-material in nature. The application is therefore recommended for approval.

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

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

1) The proposed seeks to amend condition 2 (Specified Plans) in order to alter the positioning of railings and posts shown on the approved plans.

2) New Plans

- o Site Plan Proposed: 00_003 Rev 2 (Dated 29/01/2024)
- o GA Ground Floor Plan Proposed: 01_001 Rev 5 (Dated 29/01/2024)
- o Proposed Elevation Detail: 02_000 Rev 1 (Dated 23/05/2023)
- o OLE Clearance: 02_002 Rev 2 (Dated 29/01/2024)
- o Proposed Elevation Front: 02_003 Rev 1 (Dated 23/05/2023)
- o Proposed Elevation Side: 02_004 Rev 2 (Dated 29/01/2024)
- o Proposed Elevation Side: 02_005 Rev 2 (Dated 29/01/2024)
- o Proposed Elevations Side: 02_006 Rev 2 (Dated 29/01/2024)

All stamped as received by the City Council as Local Planning Authority on the 05/02/2024.

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 are 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

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