

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138819/NMC/2023
Date registered valid: 14 December 2023
Proposal: Non material amendment application ref no 136865/FO/2023 to amend internal layouts and make minor changes to the elevations
Address: Neptune Mill, 64 Chapeltown Street, Manchester, M1 2WQ
Ward(s): Piccadilly Ward

Applicant: Capital & Centric (Rush) Limited
Agent (if any): Mr Neil Lucas AshtonHale
Case officer: Angela Leckie
Tel: 0161 234 4651
Email: angela.leckie@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 09/01/24

Application details

Type of application: Non-Material Change Application
Development type: Notifications
Date of site visit: 24/11/23

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

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a 1 / 4 storey (plus lift overrun) brick former mill building formerly known as Chapeltown Mill which forms part of a group of buildings known as the Crusader Mill complex. The buildings main elevations are to Baird Street (facing the Metrolink) and Congou Street. It also has elevations to a service yard shared with the adjacent Crusader Works (a residential development) and an adjacent double height warehouse building at the junction of Congou Street and Chapeltown Street. The adjacent Crusader Mill is Grade II Listed and the building, which is the subject of this application, is listed by attachment.

The gable wall to Congou Street overlooks a narrow cleared site which although not owned by the applicants, features a fire escape from the building and the applicants state that they have a legal right to a means of escape across some of that land. The single storey element of the building lies adjacent to the rear service yard. The building is physically connected to the Crusader Mill complex via a closed bridge link at level 4. The line of the roof parapet is broken by a vertical stairwell and a lift shaft, with an adjoining stairwell, to the southern and northern ends of the elevation respectively. The roof top additions to both projections are quite crude

The residential apartments known as Crusader Works are to the east of the building and beyond this is the 10 storey new build Phoenix apartment tower. In total these buildings contain 126 apartments.

The building has most recently been used as offices including as a site office for the adjacent residential developments.

Planning and Listed Building consent (application ref no's 136865/FO/2023 and 136866/LO/2023) was granted in 2023 for refurbishment works associated with continued use within Use Class E (Commercial, Business and Service) essentially a rebranding of the office offer and upgrades to bring it up to modern standards.

Description of area

The site is situated within the Piccadilly area of Manchester City Centre. The surrounding area is characterised by a mix of uses, primarily residential and some commercial and associated parking. Beyond Chapeltown Street to the north is a residential apartment complex, known as Thomas Telford Basin, comprising part 3 and part 4 storeys which overlook the canal. There is also an apartment complex of similar scale located westwards of the site at 35, 37, and 39 Chapeltown Street.

The Ashton Canal Tow Path is located on the northern side of the canal. To the south of the site beyond Fair Street is the metrolink tram line which travels north east towards Etihad stadium and Ashton-under-Lyme, and south west to Piccadilly Station. Towards the west of the site is surface car parking beyond which is the rear of Piccadilly Train Station and a multistorey car parking. The site sits within an area undergoing significant regeneration, designated within Manchester Piccadilly Strategic Regeneration Framework area, the HS2 Manchester Piccadilly SRF and the adjacent Portugal Street East SRF.

Description of development

Following design development including as a result of engagement with the contractor who is to carry out the approved development as detailed above, a number of changes to the approved scheme are proposed. In terms of this application these relate to non-material amendments to the external facades and roof. Overall, the amendments include internal alterations which are to be dealt with through a S19 application (to amend the listed building consent and include internal as well as the external amendments proposed by this application -submitted but not validated (application ref no 138795/JO/2023). The amendments comprise changes to the gaps between glazing bars to the rooflights, addition of door to bridge link at 3rd floor level, relocation of vents / louvres, at ground floor level: removal of new door access and reinstatement of window, reduction in the width of a new door opening, retention of new door access as window, window lowered to create door and external lighting added to all elevations.

Consultations & Notification Responses

None

Issues

The proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development. Indeed, in some cases the levels of external change and intervention is reduced and the proposals are improved.

Due to the nature of the changes proposed as well as updating condition 2 (approved dwgs and documents) it is necessary to update condition 13 due to the addition of items that require final detailing approving such as lighting and the removal / relocation of some elements such as louvres and the changes at ground floor on the Baird Street elevation.

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:

Article 35 Declaration

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

1) Reason 1: Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development

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

(a) Location Plan PD 0001 Rev T1, Existing Site Plan CD 001 Rev T1 and Proposed Site Plan CD 1001 Rev T1;

(b) Dwgs Proposed Ground Floor Plan 1002 Rev P2, Proposed 1st Floor Plan 1003 Rev P3, Proposed 2nd Floor Plan 1004 Rev P3, Proposed 3rd Floor Plan 1005 Rev P3, Proposed 4th Floor Plan 1006 Rev P3, Proposed Roof Plan 1007 Rev P2, Proposed South Elevation 1008 Rev P4, Proposed North Elevation 1009 Rev P5, Proposed East and West Elevation 1010 Rev P4, Proposed section AA 1011 Rev P3, Proposed Section BB 1012 Rev P3, Proposed Detail Section 1013 Rev P2, Proposed Fabric Details 1 1014 Rev P2 and Proposed Fabric Details 2 1015 Rev P3;

Strip Out and Alterations - Ground Floor 2001 Rev P3, Strip Out and Alterations - 1st Floor 2002 Rev P4, Strip Out and Alterations - 2nd Floor 2003 Rev P4, Strip Out and Alterations - 3rd Floor 2004 Rev P4, Strip Out and Alterations - 4th Floor 2005 Rev P4, Media Cleaning - Ground Floor 2006 Rev P3, Media Cleaning - 1st Floor 2007 Rev P3, Media Cleaning - 2nd Floor 2008 Rev P3, Media Cleaning - 3rd Floor 2009 Rev P3, Media Cleaning - 4th Floor 2010 Rev P3, External Fabric - East Gable Offshoot 2011 Rev P2, External Fabric - Roof 2012 Rev P2, External Fabric - South Elevation 2013 Rev P2, External Fabric - North Elevation 2014 Rev P2 and External Fabric - East and West Elevations 2015 Rev P3;

(c) Dwgs External Walls Ground Floor Plan 2101 Rev T1, External Walls 1st Floor Plan 2102 Rev T1, External Walls 2nd Floor Plan 2103 Rev T1, External Walls 3rd Floor Plan 2104 Rev T1, External Walls 4th Floor Plan 2105 Rev T1, External Walls South Elevation 2106 Rev T1, External Walls North Elevation 2107 Rev T1, External Walls - East and West Elevations 2108 Rev T1;

(d) Dwgs Internal Walls & Linings Ground Floor Plan 2201 Rev T13, Internal Walls & Linings 1st Floor Plan 2202 Rev T1, Internal Walls & Linings 2nd Floor Plan 2203 Rev T1, Internal Walls & Linings 3rd Floor Plan 2204 Rev T1 and Internal Walls & Linings 4th Floor Plan 2205 Rev T1;

Floor and Stair Elements Ground Floor Plan 2301 Rev T1, 1st Floor Plan 2302 Rev T1, 2nd Floor Plan 2303 Rev T1, 3rd Floor Plan 2304 Rev T1 and 4th Floor Plan 2305 Rev T1;

(e) Dwg Roof Plan 2701 Rev T1;

(f) Dwgs Door & Window Schedule 3001 Rev T1, Aluminium Window Elevations - 1/2 3002 Rev T1 Aluminium Window Elevations - 2/2 3003 RevT1, Aluminium Door Elevations - 1/3 3004 Rev T1 and Aluminium Door Elevations - 2/3 3005 T1, External Door Sleeves 3006 Rev T1 and Internal Glazed Screen Elevations 3/3 3008 Rev T1;

(g) Dwgs Ceilings Ground Floor Plan 3501 Rev T1, Ceilings Ground 1st Floor Plan 3502 Rev T1, Ceilings Ground 2nd Floor Plan 3503 Rev T1, Ceilings Ground 3rd Floor Plan 3504 Rev T1 and Ceilings Ground 4th Floor Plan 3505 Rev T1;

(h) Dwgs External Works Proposed Site Plan 9001 Rev T1

(i) Avison Young Response to Consultee Comments letter (Highways) 06-07-23

(j) Sections 3,4,5 and 6 Crime Impact Assessment VERSION B: 10th May 2023 stamped as received on 12-05-23

(k) Neptune Mill, Chapeltown St, Manchester, Waste Management Strategy 353 PD 0003 (P2) April 2023 stamped as received on 12-05-23

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC7, CC9, EN3 and DM 1 and saved Unitary Development Plan policies DC19.1 and DC26.

2) The proposed amendments relate to changes resulting from detailed design development and technical development comprising minor changes to the external facade treatment. The amendments comprise changes to the gaps between glazing bars to the rooflights,, addition of door to bridge link at 3rd floor level, relocation of vents / louvres, at ground floor level: removal of new door access and reinstatement of window, reduction in the width of a new door opening, retention of new door access as window, window lowered to create door and external lighting added to all elevations.

13) Notwithstanding the details as set out in condition 2 above for each of the following items no works shall commence unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

- a) A strategy and details of works associated with removal and replacement of windows and any required making good.
- b) Timber repairs;
- c) Building cleaning internal and external;
- d) External and internal repairs;
- e) Details of the works associated with the insertion of the rooflights including the relocation of the purlins and details of interface with slate roof;
- f) Details of the grilles within the elevations;
- g) Details of installation of cast iron RWP's;
- h) Works to and finishes within the stairwell;
- i) Details of any proposed dampproofing;
- j) Details of formation of new doorway and reinstatement of window to Baird Street and making good of new opening;

- k) Details of making good parts of the building that are to be the subject of removals
- l) Proposed wall, ceiling floor finishes, including new materials and works to the existing finishes. This should include the product specifications;
- m) Works to cast iron columns & timbers including decoration which should be based on a historic paintwork analysis;
- n) Details of repairs and upgrade of existing roof;
- o) A strategy and details of the location and detailing of all building services including electrics and plumbing, telecommunications, fire/security alarms, any aerials and CCTV cameras (and associated cabling and equipment) along with final details of these items;
- p) Final specification of new main entrance door and doors to Baird Street elevation;
- (q) Fixings location and positions in the reveals of the new Juliet Balconies;
- (r) Detailed design of louvres at ground floor;
- (s) Final finish to block work behind glazing within lift shaft;
- (t) Details of external lighting and any associated fixtures and fittings including cables and transformers; and
- (u) Door to bridge link

A programme for the implementation of the approved works shall be submitted to support each item and the works shall be carried out and completed in accordance with that programme.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3

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

Area Team Boundary - Name: CENTRAL