

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139223/NMC/2024

Date registered valid: 9 February 2024

Proposal: Non material amendment to planning permission 129064/FO/2021 to change aluminium trellis arrangement for some screens

Address: Vantage Quay, 5 Brewer Street, Manchester, M1 2ER

Ward(s): Piccadilly Ward

Applicant: Mr Jamie Sutton Rider Levett Bucknall

Agent (if any): Mr Brendan O'Donovan AEW 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 part five to seven storey detached residential apartment block, named Vantage Quay, at no5 Brewer Street. The property dates from the early 2000s, features recessed fifth and sixth floors, is comprised of 117no apartments, and is completed in red brick with decorative timber trellis/façade in a repeating squared horizontal and vertical pattern. The application site is subject to ongoing recladding works approved under permissions 129064/FO/2021 and CDN/22/0707, which saw the property's timber trellis replaced with one made from aluminium.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site lies within the heart of the City Centre, adjacent to the Stevenson Square Conservation Area to the west, Piccadilly Marina to the east and Rochdale Canal to the south. The immediate neighbouring area is characterised by vacant sites in temporary uses as surface car parks. Commercial development is present in the form of general retail space and drinking establishments, with residential development being present in the upper floors of a high number of neighbouring buildings.

Description of development

The application seeks a non-material amendment to application 129064/FO/2021 that would see the reorientation of multiple parts of the aluminium trellis so that the lower panels would

have a vertical orientation rather than horizontal. The submitted application form states that such changes are to reduce the risk of persons climbing the structure.

Planning History

CDN/22/0707 - Discharge of condition 3 (External materials) attached to application ref no 129064/FO/2021 – Approved February 2023.

129064/FO/2021 – Elevational alterations to replace existing render/aluminium cladding panels/timber screens with new non-flammable materials – Approved May 2021.

065013/FO/CITY3/02 - Seven storey new build residential building (117 apartments) basement car park (89 spaces) and landscaped garden – Approved September 2002.

Consultations & Notification Responses

Not applicable.

Issues

The detailed changes would only see the reorientation of previously approved aluminium panels that make up the building's decorative trellis. The proposed changes would retain the horizontal and vertical emphasis to the property's approved decorative trellis, merely with the sequence of part of trellis' alternating horizontal and vertical pattern being altered. 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 orientation of the trellis shown on the approved plans.

2) New Plans

- 12143-AEW-XX-ZZ-DR-A-3002 Rev C06: Proposed North & East Elevations (Sheet 1 of 2)
- 12143-AEW-XX-ZZ-DR-A-3003 Rev C07: Proposed South & West Elevations (Sheet 2 of 2)

All stamped as received by the City Council as Local Planning Authority on the 09/02/2024.

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

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

Site of Biological Interest - Name: Rochdale Canal, Stott's Lane - Ducie Street Basin

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: CENTRAL