MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138871/NMC/2023
Date registered valid:	20 December 2023
Proposal:	Non material amendment to application ref no 129081/FO/2021 to amend condition 17 (BREEAM) and the trigger for the submission of the assessment.
Address:	70 Great Bridgewater Street, Manchester, M1 5ES
Ward(s):	Deansgate Ward
Applicant:	Bridgewater Manchester (Luxembourg) Holding SARL
Agent (if any):	Mr Jay Patel Savills UK Ltd
Case officer:	Emily Booth Tel: 0161 234 4193 Email: emily.booth@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	10 January 2024

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: 9 December 2023

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: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

This application relates to a building at 70 Great Bridgewater Street, which fronts onto Great Bridgewater Street. The rear of the building is adjacent the Rochdale Canal. The site is 0.221 hectares.

The building is a self-contained seven story office building that was completed in 2001. It replaced the Grade II Listed Havelock Mill, which could have been the largest surviving silk mill in the North-West region in the 1970's. The mills were demolished in 1992 after a series of protests and a public enquiry and were replaced by the current building. Planning permission referenced 055277/FO/CITY3/1998 previously granted permission for the construction of the building and was approved in December 1998.

The building is currently being refurbished including the extension of the existing building comprising the infilling of the lightwell and a two-storey rooftop extension and the complete replacement of the existing façade in accordance with application referenced 129081/FO/2021, which was approved in April 2021. The resulting building will be 7 storeys high.

The closest listed buildings to the site are the Grade II Listed Chorlton New Mill and attached chimney, which is located on Cambridge Street, the Grade II Listed Manchester South Junction and Altrincham Railway Viaduct and the Grade II Listed Ritz Dancehall located on Whitworth Street West, the Grade II Listed Canada House, Grade II Listed Peveril of the Peak Public House

and Grade II Listed Chepstow House located on Chepstow Street, the Grade II Listed Lee House and the Grade II Listed Briton's Protection Public House located on Great Bridgewater Street, the Grade II Listed Princes Buildings and Grade II Listed Oxford Road Station located on Oxford Road, the Grade II Listed Rochdale Canal Locks 89 and 90, the Grade II* Listed Manchester Central (former Manchester Central Station) located on Windmill Street, and the Grade II Listed 13-17 Albion Street.

The site isn't within a conservation area and is approximately 739ft from the St Peter's Square Conservation Area, 856ft from the Whitworth Street Conservation Area, 883ft from the George Street Conservation Area and 1096ft from Castlefield Conservation Area.

The building is within the Petersfield area of the City Centre, which is located adjacent to the city centre's Civic Quarter and Central Business District. Petersfield is characterised by its blend of historic listed buildings, modern architecture, and high quality cultural and leisure facilities. The area is home to Manchester Central - the city's premier conferencing venue, the Bridgewater Hall, the Great Northern Warehouse and some of the region's best hotels and a significant amount of office space. Within the immediate local context, The Bridgewater Hall is located to the north. Chepstow House (in residential use) and Rain Bar (Public House) are located to the east. The Hacienda Apartments and Bridgewater Bank (apartments) and Merchant Exchange (office) are to the south and Jury's Inn is to the west.

There is an existing pedestrian link immediately to the east of the office building to the towpath of the Rochdale Canal which passes to the rear of the building. This link includes a footbridge across the canal which links to Whitworth Street West enabling convenient pedestrian access to both Oxford Road and Deansgate rail stations and to parking and bus services on Whitworth Street West. There is also an attractive traffic free pedestrian route along the Rochdale Canal to Oxford Road and Castlefield.

The nearest Metrolink station to the site is Deansgate-Castlefield which is just over 400 metres walk from the site. This station is an interchange with services operating to Manchester Piccadilly, Manchester Victoria, and wider metro link locations within Greater Manchester. St Peters Square Metrolink station is also close to the site.

The proposal involves the extension of the existing building comprising the infilling of the lightwell and a two-storey rooftop extension, the complete replacement of the existing façade and alterations to the internal layout including servicing and cycle parking, access and associated works.

Description of development

A Non-Material Amendment is now sought to amended the wording of Condition 17 (BREEAM) of application referenced 131621/FO/2021 to extend the time period for the submission of the required certification. The justification provided for this is as follows:

The amendment seeks to non-materially amend the wording of condition 17 to address the current delays that are being experienced in the issuing of post completion certificates by the Building Research Establishment Environmental Assessment Method (BREEAM). We understand from the projects accredited sustainability provider that it is presently taking circa six months for the BRE to issue these certificates once any development is complete and an application is made. Given the way the current condition is worded, this delay would result in a delay in the building being occupied by perspective tenants.

The applicant expects to exceed 'very good.'

Consultations & Notification Responses

Not applicable.

Issues

The above-described changes are non-material. Please see original report for app. 129081/FO/2021 for details of the original scheme. A copy of the report for app. 129081/FO/2021 will be stored on the application file for this application.

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) Following an assessment of the details submitted, it is confirmed that the proposed amendment to the wording of Condition 17 (BREEAM) of application referenced 129081/FO/2021 to amend the timescale for the submission of the required BREEAM Post Construction Review Certificate is 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 amendment to the description will have no material impact upon the previously approved scheme, will not adversely affect residential amenity within the area or will it have any significant material impact upon the

overall quality of the development and there are no material planning considerations to indicate otherwise.

2) The re-wording of description of application referenced 129081/FO/2021 is required due to delays in receiving the required certificate that are understood to be currently being experienced by the applicant. The wording of Condition 17 is therefore amended to change the timescales for submission and agreement and to include evidence of the submission of the application to BREEAM. It should be noted that this letter of consent does not supersede the decision notice attached to listed building consent 129081/FO/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to the consent referenced 129081/FO/2021, still apply to this development.

17) a) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'very good'.

b) Evidence of the application made to BREEAM for the Post Construction review certificate(s) shall be submitted to and approved in writing by the City Council as local planning authority, before the development hereby approved is first occupied.

c) The Post Construction certificate(s) confirming that a rating of at least 'very good' shall then be submitted within six months of the date that the development hereby was first occupied.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, policy DP3 of Regional Spatial Strategy for the Northwest (RSS), and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

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