

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136869/NMC/2023

Date registered valid: 3 May 2023

Proposal: Non material amendment to application ref no 129406/FO/2021 comprising alterations to insert a second stairwell with loss of 1 bedroom per floor (reduction from 534 to 509 beds)

Address: Land At Deansgate South, Manchester, M3 4LB

Ward(s): Deansgate Ward

Applicant: Fusion Manchester DevCo Ltd

Agent (if any): Miss Claire Pegg Cushman & Wakefield

Case officer: Lucy Harrison
Tel: 0161 234 5795
Email: lucy.harrison@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 25.05.2023

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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The application site measures 0.06 ha, is irregular in shape and occupies a prominent location on a key gateway route into the city centre. It has been vacant for some time and comprises hardstanding and scrub vegetation. It was last used as a garage and is now secured by a hoarding, with temporary use as a works area for the adjacent Deansgate Square development. There are two vehicular access points - one off Deansgate and one off Chester Road. The site slopes down from Chester Road along the southern edge to Deansgate. Due to the level difference, the boundary wall along Deansgate is in part a retaining wall.

The site is situated at the junction of Chester Road/Bridgewater Viaduct and Deansgate. To the north east is Deansgate Quay, a seven storey residential building with associated car parking. The site immediately to the west and north on the opposite side of Bridgewater Viaduct is under construction with two residential buildings, referred to as Castle Wharf. To the north east of the site are a variety of low-rise buildings that form the area of Knott Mill. To the south east is West Tower, which forms part of the Deansgate Square development, and to the south is a cleared site.

The site lies within the Great Jackson Street Development Framework area (SRF), the majority of which lies to the east and south of the site.

Planning permission was granted at appeal on 17 May 2022 for a 28-storey purpose built student accommodation (PBSA) building (Sui Generis)

Description of development

The National Fire Chiefs Council issued a 'Single Staircase Policy Statement in December 2022, which recommended that all buildings with a top floor height in excess of 18 metres be provided with two independent staircases. The Department for Levelling Up, Housing and Communities (DLUHC) consulted on this earlier this year and, whilst the outcome is awaited, it is widely anticipated that a secondary means of escape staircase will become a requirement for high rise residential schemes in the future.

The approved scheme for Deansgate South has a single staircase. In light of the anticipated change as outlined above, Fusion is proposing to amend the consented scheme to incorporate a second staircase to improve the fire safety of the building and become compliant with future legislation. The second staircase would be situated towards the north side of the building. This would result in the loss of 1 bed space per floor through the building, reducing the scheme by 25 beds from 534 to 509. The gross internal area (GIA) has been maintained as per the consented scheme. The second stair has been introduced in the location of a studio room on each floor, with an adjacent 'twodio' replaced by 2 studio rooms to make best use of the remaining space. In addition, 6 social studio format rooms on the south elevation have been substituted for 4 studios and 2 1-bed rooms. The design team has consulted with Greater Manchester Fire and Rescue who support the revised design as this clearly improves the current consented scheme from a fire safety perspective.

There are slight changes to the internal layouts of the social spaces and plant room to accommodate the second stair. The only external alteration to the approved elevations is a slight relocation of the terrace access door at Level 26.

Consultations & Notification Responses

None required.

Issues

The main issue to consider is whether the proposed changes would have a material planning impact on the approved scheme. The changes would result in the reduction in bedspaces and would therefore not have an impact on the provision of ancillary services, such as waste and bicycle storage and the reduction in spaces would improve the bedspaces to amenity ratio. The only change to the elevations would be access door to the Level 26 terrace. This would be relocated and reduced from a double door to a single door. It would not be visible from street level and would not have a material impact on the appearance of the building. Given the above, it is considered that the proposed changes would not have a material impact on the previously approved scheme and are acceptable.

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

Article 35 Declaration

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

1) The proposed amendment relates to alterations to the layouts of the floors within the building through the insertion of a second stairwell resulting in the loss of one bedroom per floor (reduction of 25 bedspaces from 534 to 509 beds) and the relocation of the external access door to the terrace on level 26.

2) Condition 2

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

Proposed - Site Location Plan 20269-0300 P-03
Proposed - Block Plan 20269-0301 P-03
Proposed - Plan - Lower Ground (Superseded) 20269-0310 P-06
Proposed - Plan - Ground 20269-0311 P-03
Proposed - Plan - Mezzanine 20269 0312 P-03
Proposed - Plan - Typical 01-21st Floors 20269-0313 P-03
Proposed - Plan - 10th Floor 20269-0315 P-03
Proposed - Plan - 22nd Floor 20269-0316 P-03
Proposed - Plan - 23rd Floor 20269-0317 P-03
Proposed - Plan - 24th Floor 20269-0318 P-03
Proposed - Plan - 25th Floor 20269-0319 P-03
Proposed - Plan - 26th Floor 20269-0320 P-03
Proposed - Plan - 27th Floor 20269-0321 P-03
Proposed - Plan - Roof 20269-0322 P-03
Proposed - Room Types 20269-0325 P-02

Proposed - Section - A-A 20269-0340 P-01
Proposed - Section - B-B 20269-0341 P-01
Proposed - Section - C-C 20269-0342 P-02
Proposed - Elevations - North and South 20269-0350 P-02
Proposed - Elevations - East and West 20269-0351 P-02
Proposed - Streetscene Elevation - North 20269-0355 P-01
Proposed - Streetscene Elevation - South 20269-0356 P-00
Proposed - Elevation and Sections Study - Typical Ground and Mezzanine 20269-0360 P-00
Proposed - Elevation and Sections Study - Typical Level 20269-0361 P-00
Proposed - Elevation and Sections Study - Level Twenty Sixth External Terraces 20269-0362 P-01
Proposed - Elevation and Sections Study - East Elevation 20269-0363 P-00

Environmental Statement Volume 1;
Environmental Statement Appendices;
Planning Statement dated February 2021 by Cushman & Wakefield;
Design and Access Statement 20269-8003-01 by Corstorphine +Wright Architects dated December 2020 as amended by the Design and Access Statement Addendum 20269-8004-00 by Corstorphine +Wright Architects dated November 2021;
Archaeological Desk Based Assessment by Oxford Archaeology dated October 2015;
Blue and Green Infrastructure Statement by Cushman & Wakefield dated February 2021;
Broadband Connectivity Assessment Issue 0.3 dated 07/01/2021 by GTech Surveys Limited;
Television and Radio Reception Impact Assessment Issue 0.3 dated 07/01/2021 by GTech Surveys Limited;
Crime Impact Statement Ref: 2018/0600/CIS/02 Version B: 27/01/21 by Greater Manchester Police Design for Security;
Energy Strategy Report dated 16 December 2020 by Ridge;
BREEAM Pre-Assessment Report dated 14/10/2020 by Impact Sustainability;
Flood Risk Assessment and Drainage Strategy 20047.02.03.D100 dated December 2020 by Shear Design;
Phase 1 Preliminary Risk Assessment Report dated January 2021 by WSP;
Phase 1 Preliminary Risk Assessment Report Appendix C, part 1;
Phase 1 Preliminary Risk Assessment Report Appendix C, part 2;
Phase 1 Preliminary Risk Assessment Report Appendix C, part 3;
Factual Report on Ground Investigation;
Local Labour Agreement dated February 2021 by Cushman & Wakefield;
Residence Management Plan by Fusion Students;
Social Spaces, Amenities & Student Wellbeing Strategy dated January 2021 by Corstorphine + Wright Architects;
Transport Statement Rev 01 and Framework Travel Plan by Calibro;
Student Accommodation Schedule by Corstorphine + Wright Architects;
Tree Planting Proposals by Wardell Armstrong received by the City Council on 25 January 2022;
Updated Environmental Statement - Chapter 12: Wind Microclimate dated February 2022.

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 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.

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

Area Team Boundary - Name: CENTRAL