MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139045/NMC/2024
Date registered valid:	19 January 2024
Proposal:	Non material amendment to planning permission 133998/JO/2022 to reconfigure internal floorspace including reduction in number of apartments from 375 to 362 and removal of plant from level 19, introduction of decorative louvres and amendment to serve yard gates
Address:	Former Bauer Millett Site , Albion Street, Manchester
Ward(s):	Deansgate Ward
Applicant:	Salboy Central Ltd
Agent (if any):	Mr Joe McElhone Deloitte LLP
Case officer:	Jennifer Atkinson Tel: 0161 234 4517 Email: jennifer.atkinson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	1 February 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 Site is 0.72 hectares and comprises the eastern-most section of the Grade II Listed Castlefield Viaduct. It is bounded by the Grade II* Listed former Manchester Central Railway Station, now Manchester Central, Albion Street, the rear service courtyard to Beetham Tower and the Deansgate-Castlefield Metrolink station and Deansgate Locks.

It has two levels and at street level comprises railway arches that were previously use as a car showroom which had a forecourt onto Albion Street and now in temporary use as a multi-arts venue, and public car parking accessed via Trafford Street. There is also a primary sub-station at this level. On top of the viaduct is a car park and service yard and temporary and semi-permanent structures associated with the service yard.

Great Bridgewater Street is an important east-west route connection and a busy traffic route. The viaduct essentially forms a tunnel creating a dark and unwelcoming environment and is not heavily used by pedestrians. Trafford Street is mainly used by vehicles servicing Deansgate Locks and is dissected by a ramp leading onto the viaduct deck.

A number of staircases and lifts provide access to the viaduct from the south and west. It can be accessed from the north through the Great Northern Warehouse and across a footbridge over Watson Street or via a ramp alongside Manchester Central. Pedestrians also use the Trafford Street ramp as a shortcut to the Metrolink Station stop.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The site is close to entertainment and leisure facilities at Manchester Central, Bridgewater Hall, the Great Northern Complex and Deansgate Locks. Nearby residential accommodation includes the Haçienda, Beetham Tower and the Great Northern Tower. The proposal is not within a conservation area but could impact upon the character and appearance of the St Peter's Square, Albert Square, Deansgate / Peter Street, St John Street and Castlefield Conservation Area's. The majority of the site comprises the eastern-most section of the Grade II Listed Castlefield Viaduct. The brick arches underneath the viaduct and the bridge over Great Bridgewater Street are included under the listing. The Site is adjacent to the Grade II* Listed former Manchester Central Railway Station and there are listed buildings and structures within a 250m radius including: Manchester Town Hall – Grade I; Albert Memorial – Grade I; Town Hall Extension – Grade II*; Central Library – Grade II*; Great Northern Warehouse – Grade II*; Midland Hotel – Grade II*; Castlefield Railway Viaduct, Grade II; Deansgate Goods Station and attached Carriage Ramp, Grade II*; 235-291 Deansgate, Grade II; Rochdale Canal Lock Number 90, Grade II; Rochdale Canal Lock Number 91, Grade II; Rochdale Canal Lock Keepers Cottage AT Lock Number 91, Grade II; Castlefield Information Centre, Grade II; Former Market Hall, Grade II; K6 Telephone Kiosk Beside South West Corner of Number 330 Deansgate; 13-17 Albion Street, Grade II; The Britons Protection Public House, Grade II; Rochdale Canal Lock Number 89 (Tib Lock), Grade II; Manchester South Junction and Altrincham Railway Viaduct, Grade II; Chepstow House, Grade II; Floodgate on East Side of Knott Mill Bridge, Grade II; Boundary Stone on Knott Mill Bridge, Grade II; Artingstalls Auctioneers, Grade II.

Description of development

Non material amendment to planning permission 133998/JO/2022 to reconfigure internal floorspace including reduction in number of apartments from 375 to 362 and removal of plant from level 19, introduction of decorative louvres and amendment to serve yard gates

Consultations & Notification Responses

n/a

Issues

A summary of the proposed changes are as follows:

1. <u>Introduction of Penthouses</u>

20 standard apartments at Levels 37 and 38 (10 per level) are proposed to be replaced by 5 duplex penthouses across both levels and 1no. standard 2-bed apartment at Level 38. This results in a reduction of 14 apartments. The duplex penthouses have been designed to adhere to the approved elevations which is a continuation of the standard floors below. This amendment changes the number of apartments listed in the original description of development (Ref. 115871/FO/2017) from 375 to 362 – including the Level 19 apartment.

2. Additional Level 19 Apartment

The plant room originally to be included at Level 19 is no longer needed and has been redesigned as a large, 1-bed apartment. Although there is sufficient area to accommodate a 2-bed apartment, the structure does not allow for enough openings to create windows and so two opaque panels are to be replaced by part vision and part opaque panels to provide natural light to the bedroom and living/dining room. A flexible study room has also been created which is

separated from the lounge by a glazed partition to borrow natural daylight from the adjacent living/dining room.

3. Level 01 Mezzanine Ventilation Louvres

The Level 01 Mezzanine ventilation louvres for the co-working space and secondary entrance from viaduct level have been amended to decorative perforate panels. This change is proposed following the inspection of the visual mock-up with MCC (26.09.23) and a request by officers to design a visually less utilitarian design for the louvres. The pattern proposed matches the rapid vents to the apartments on the floors above. The repetitive pattern for the perforated panels has been derived from the surrounding context – specifically, the steel lattice work of Manchester Central. The perforate louvre panels are finished to match the adjacent perforate panels –.

4. Changes to Sliding Gates and Service Yard Entrance

The automatic slide service yard gates have been developed further and detailed to ensure the height aligns with the adjacent panel joints and the main vertical support framing aligns centrally with the façade fins above. The individual, sub-dividing bars between the central frames are staggered to reduce views in and out of the service yard. The façade adjacent to the gate opening has been pulled back to ensure the full entrance road width is retained for manoeuvrability through the service yard..

The proposed changes are considered to be acceptable and are of a non material nature. The proposal would improve the residential accommodation offer and improve the elevations by way of improvements to the appearance of the ventilation areas with decorative screens. The service yard gate would also be considered to be an improvement.

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) The proposal seeks to reconfigure internal floorspace including reduction in number of apartments from 375 to 362 and removal of plant from level 19, introduction of decorative louvres and amendment to serve yard gates

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 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.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents: Drawings and documents approved as part of planning permission 133998/JO/2022.

10053-B4-A-B5D9-G200-E-EW-001 Rev 06, 10053-B4-A-B5D9-G200-E-NS-001 Rev 07, 10053- MP-A-B5D9-F900-P-AL-001 01, 10053-MP-A-B5D9-G100-S-AA-001 Rev 07, 10053-MP-A-B5D9-G200-E-E-001 02, 10053-MP-A-B5D9-G200-E-N-001Rev 07, 10053-MP-A-B5D9-G200-E-S-001 06, 053-MP-A-B5D9-G200-E-W-001Rev 05, 10053-MP-A-B5D9-JC20-P-00-001 05, 10053-MP-A-B5D9-JC20-P-01-001 06, 10053-MP-B5D9-A-F000-P-00-001 02, 10053-MP-B5D9-A-F000-P-01-001 02, 10053-MP-B5D9-A-G100-P-01M-001 06, 10053-MP-B5D9-A-G100-P-02-001 05, 10053-MP-B5D9-A-G100-P-03-001 05, 10053- MP-B5D9-A-G100-P-04-001 05, 10053-MP-B5D9-A-G100-P-14-001 05, 10053-MP-B5D9-A-G100-P-20-001 05, 10053-MP-B5D9-A-G100-P-RF-001 05, 10337-Z1-A-B5D9- G100-PL-00-001 04, 10337-Z1-A-B5D9-G100-PL-01- 001Rev 05, 10337-Z1-A-B5D9-G200-EL-XX-001 Rev 05, 10337-Z1-A-B5D9-G200-SE-XX-001 04, 10337-Z1-A-B5D9-JC20-XE-XX-001 04, 10053-B2-A-B5D9-G200-E-E-001 Rev 06, 10053-B2-A-B5D9-G200-E-N-001 Rev 08, 10053-B2-A-B5D9-G200-E-S-001 06, 10053-B2-A-B5D9-G200-E-W-001 Rev 06, 10053-B2- A-B5D9-G200-P-00-001 05, 10053-B2-A-B5D9-G200-P-01- 001Rev 06, 10053-B2-A-B5D9-G200-P-01M-001Rev 06, 10053-B2-A-B5D9-G200-P-02-001 06, 10053-B2-A-B5D9-G200-S-AA-001 Rev 07, 10053-B3-A-B5D9-G200-E-AL-001 01, 10053-B3-A-B5D9-G200-E-E-001 02, 10053-B3-A-B5D9-G200-E-N-001 06, 10053-B3-A-B5D9-G200-E-S-001 05, 10053- B3-A-B5D9-G200-E-W-001 02, 10053-B3-A-B5D9-G200-P-00-001 05, 10053-B3-A-B5D9-G200-P-01-001 05, 10053-B3-A-B5D9-G200-P-01M-001 05, 10053-B3-A-B5D9- G200-P-02-001 03, 10053-B3-A-B5D9-G200-P-03-001 01, 10053-B3-A-B5D9-G200-P04-001 00, 10053-B3-A-B5D9-G200-P-14-001 01, 10053-B3-A-B5D9-G200-P-15-001 00, 10053-B3-A-B5D9-G200-P-RF-001 01, 10053-B3-A-B5D9-G200-P-TYP-001 01, 10053-B3-A-B5D9-G200-P-TYP-002 00, 10053-B3-A-B5D9-G200-S-AA-001 05, 10053- B3-A-B5D9-G200-S-EE-001 02, 10053-B3-A-B5D9-G200-S-FF-001 02, 10053-B3-A-B5D9-G200-S-HH-001 01, 10053-B3-A-B5D9-G200-S-QQ-001 01, 10053-B3-A-B5D9- G251-D-T1-001 01, 10053-B3-A-B5D9-G251-D-T2-001 01, 10053-B3-A-B5D9-G251-D-T3-001 01, 10053-B3-A-B5D9-G251-D-T4-001 01, 10053-B3-A-B5D9-G251-D-T5-001 01, 10053-B3-A-B5D9-G251-D-T6-001 01, 10053-B3-A-B5D9-G251-D-T7-001 01, 10053-B4-A-B5D9-G200-D-N-001 03, 10053-MP-A-B5D9-G100-XP-00-001 02, 10053- B4-A-B5D9-G200-S-LL-001 01, 10053-B4-A-B5D9-G200-S-MM-001 02, 10053-MP-A-B5D9-Z200-3-AL-001 03, 10053-MP-A-B5D9-Z200-3-AL-002 02, 10053-MP-A-B5D9- Z200-3-AL-003 02, 10053-MP-A-B5D9-Z200-3-AL-004 04 and 10053-MP-A-B5D9-Z200-3-AL-005 04 stamped as received by the City Council, as Local Planning Authority, on the 8 June 2022 and 9 January 2024 respectively.

Traffic and transport addendum, waste addendum, heritage statement, noise addendum, wind note, ventilation strategy, energy strategy stamped as received by the City Council, as Local Planning Authority, on the 8 June 2022 Drawings and documents approved as part of planning permission 115871/FO/2017

110053-MP-A-B5D9-F000-P-AL-001 Rev 02, 10053-MP-A-B5D9-G100-P-00-001 Rev 02,10053-MP-A-B5D9-G100-P-01-001 Rev 03, 10053-MP-A-B5D9-G100-P-01M-001 Rev 07, 10053-MP-A-B5D9-G100-P-02-001 Rev 02, 10053-MP-A-B5D9-G100-P-03- 001 Rev 02, 10053-MP-A-B5D9-G100-P-04-001 Rev 02, 10053-MP-A-B5D9-G100-P-14- 001 Rev 06, 10053-MP-A-B5D9-G100-P-20-001 Rev 02, 10053-MP-A-B5D9-G100- P-RF-001 Rev 02, 10053-MP-A-B5D9-Z100-AS-002 Rev 06, 10053-B2-A-B5D9-G200- P-03-001 Rev 02, 10053-B2-A-B5D9-G200-P-04-001 Rev 02, 10053-B2-A-B5D9-G200-P-19- 001Rev 03, 10053-B2-A-B5D9-G200-P-20- 001Rev 03, 10053-B2-A-B5D9-G200- P-40-001 Rev 01, 10053-B2-A-B5D9-G200-P-RF-001 Rev 01, 10053-B2-A-B5D9- G251-D-02-001 Rev 01, 10053-B2-A-B5D9-G251-D-19- 001Rev 02, 10053-B2-A-B5D9- G251-D-40-001 Rev 01, 10053-B2-A-B5D9-G251-D-TY-001 Rev 01, 10053-B2-A-B5D9-G251-D-TY1-001 Rev 01, 10053-B2-A-B5D9-G251-D-TY2-001 Rev 01, 10053-B2-A-BD59-Z100-AS-001 Rev 06, 10053-B3-A-B5D9-G200-S-PP-001 Rev 01, 10053-B4-A-B5D9-G200-E-NS-001 Rev 07, 10053-B4-A-B5D9-G200-E-EW-001Rev 06, 10053-B4-A-BD59-G251-D-N-001 Rev 01, 10053-B4-A-BD59-G251-D-N-002 Rev 02, 10053-B4-A-BD59-G200-S-KK-001 Rev 01, 10053-B4-A-BD59-G251-D-TY-001 Rev 02, 10053-B4-A-BD59-Z100-AS-001 Rev 01, 10053-B5-A-BD59-G200-E-S-001 Rev 01 and 10053-B5-A-BD59-G310-XRCP-00-001 Rev 01, 10053-B2-A-B5D9-G200-P-38- 001, 10053-B2-A-B5D9-G200-P-39-

001, 10337-Z1-A-B5D9-G200-PL-XX-001 Rev 06, stamped as received by the City Council, as Local Planning Authority on the 7 May and 8 July 2020 and 9 January 2024 respectively

Planning Amendments Design Document prepared by SHP; Updated Energy Strategy Statement prepared by Ridge, dated April 2020; Updated Landscaping Drawings prepared by Planit, dated April 2020; Travel Plan Framework Technical Note prepared by Vectos, dated April 2020; Waste Management Strategy Technical Note prepared by Vectos, dated April 2020; Updated Ventilation Strategy prepared by Ridge, dated April 2020; Environmental Statement Technical Notes including: - Townscape and Visual Impact Technical Note prepared by Planit, dated April 2020; - Construction Management and Phasing Note prepared by Domis, dated April 2020; - Socio-Economic Note prepared by Deloitte Real Estate, dated April 2020; - Heritage Impact Technical Note prepared by Heritage Architecture, dated April 2020; - Noise and Vibration Technical Notes prepared by Fisher Acoustics, dated April 2020; - Daylight Sunlight Assessment Technical Note prepared by GreyScanlanHill, dated April 2020; - Wind Microclimate Technical Note prepared by Architectural Aerodynamics, dated April 2020; - Water Resources Technical Note prepared by Renaissance, dated April 2020; - Transport Technical Note prepared by Vectos, dated April 2020; - Archaeology Technical Note prepared by Salford Archaeology, dated April 2020; - Television Impact Technical Note prepared by Pager Power, dated May 2020; - Air Quality Technical Note prepared by RPS, dated May 2020 and - Ground Conditions Technical Note prepared by Renaissance, dated April 2020.

stamped as received by the City Council, as Local Planning Authority on the 7 and 14 May 2020. Drawings and documents approved as part of planning permission 115871/FO/2017

10053-MP-A-B5D9-G000-XP-00-001 Rev 00, 10053-MP-A-B5D9-G000-XP-01-001 Rev 00, 10053-MP-A-B5D9-G000-XP-00-001 Rev 00, 10053-MP-A-B5D9—JC20-P-00-001 Rev 00, 10053-B3-A-B5D9-G200-XS-EE-001 Rev 00, 10053-B3-A-B5D9-G200-XS-FF001 Rev 00, 10053-B3-A-B5D9-G200-XS-HH-001Rev 00, 10053-B3-A-B5D9-G200-XS-PP-001 Rev 00, 10053-B3-A-B5D9-G200-XS-QQ-001 Rev 00, 10053-B3-A-B5D9- G200-S-RR-001 Rev 00, 10053-B4-A-B5D9-G251-D-N-001 Rev 00, 10053-B4-A-B5D9-G200-D-N-002 Rev 00, 10053-

B4-A-B5D9-G200-S-KK-001 Rev 00, 10053-B4-A-B5D9-G251-D-TY-001 Rev 00 and 10053-B5-A-B5D9-G200-S-MM-001 Rev 00 stamped as received by the City Council, as Local Planning Authority, on the 31 March 2017 10053-MP-A-B5D9-G200-P-20-001 Rev 01 stamped as received by the City Council, as Local Planning Authority, on the 22 June 2017 10053-MP-A-B5D9-G200-P-E-N-001 Rev 01 stamped as received by the City Council, as Local Planning Authority, 13 July 2017

Supporting Information Design and access statement prepared by Simpson Haugh & Partners, landscape design and access statement prepared by Planit-IE, Crime Impact Statement (Version A), Ecology Assessment prepared by Penny Anderson Associates, Energy Strategy Statement prepared by RPS, Environmental standards statement (including BREEAM pre-assessment) prepared by RPS, framework travel plan prepared by Vectos, Listed Building structural report prepared by Curtins, operational management strategy prepared by Ask Central Limited, Planning Statement including public benefit statement and tall building evaluation prepared by Deloitte, statement of consultation prepared by Deloitte, ventilation strategy prepared by RPS, waste and servicing strategy prepared by Vectos and Environmental Impact Assessment stamped as received by the City Council, as Local Planning Authority, on the 31 March 2017

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