

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/22/0749

Date registered valid: 20 October 2022

Proposal: Discharge of planning conditions 25 (roof top design), 31 (hotel roof top design) and 32 (graphics to lift core and stair lift) of planning permission 130796/JO/2021

Address: Granada House , Atherton Street, M3 3GS

Ward(s): Deansgate Ward

Applicant: Manchester Quays (OGS) Developments Limited

Agent (if any): Mr Michael Percival Deloitte LLP

Case officer: David Brettell
Tel: 0161 234 4556
Email: dave.brettell@manchester.gov.uk

Recommendation: Approve

Date of recommendation:

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 25 October 2022 Expired: 15 November 2022

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: Castlefield Conservation Area 1979

Tree Preservation Order:

Description of area

Description of development

Consultations & Notification Responses

Issues

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) Condition 25 (roof top design) of planning permission 130796/JO/2021 is hereby approved by the City Council, as local planning authority, in accordance with

Condition 25 (roof top design) of planning permission 130796/JO/2021 is hereby approved by the City Council, as local planning authority, in accordance with *the following drawings: 180146-3DR-Z0-SE-DR-D130 Rev E Proposed East Elevation, 180146-3DR-Z0-SE-DR-D133 Rev E Proposed North Elevation, 56434_21_1B Pool Glazing Details o 56434_2_1 Proposed Glass Roof Scheme, 56434_2_3 Proposed Glass Roof Scheme, Z5-GA 035 East Elevation Zone 5, Z5-GA 036 West Elevation Zone 5, Z5-GA 038 North Elevation Zone 5, 441-115 ZONE 5 L8 CW12 EAST ELEVATION GA & SECTIONS, 441-116 ZONE 5 L8 CW11 NORTH ELEVATION GA & SECTIONS, 441-117 ZONE 5 L8 CW9 & CW11 WEST ELEVATION GA & SECTIONS, 441-112 ZONE 5 L9 CW6 EAST ELEVATION GA & SECTIONS, 441-113 ZONE 5 L9 CW7 NORTH ELEVATION GA & SECTIONS, 441-114 ZONE 5 L9 CW8 WEST ELEVATION GA & SECTIONS, 441-200 ZONE 5 L9 PLAN & SECTIONS, C7123-LV-001 Rev A Plant Screen, C7123-LV-002 Rev A Plant Screen Elevations, C7123-SK-220810 Screen Modifications prepared by Soho House stamped as received by the Local Planning Authority on 20th October 2022 and External Rooftop Window Treatment Schedule prepared by Soho House stamped as received by the Local Planning Authority on 20th October 2022.*

- 2) Condition 31 (hotel roof top design) of planning permission 130796/JO/2021 is hereby approved by the City Council, as local planning authority, in accordance with

Condition 31 (hotel roof top design) of planning permission 130796/JO/2021 is hereby approved by the City Council, as local planning authority, in accordance with *the following drawings: 180146-3DR-Z0-SE-DR-D130 Rev E Proposed East Elevation, 180146-3DR-Z0-SE-DR-D133 Rev E Proposed North Elevation, 56434_21_1B Pool Glazing Details o 56434_2_1 Proposed*

Glass Roof Scheme, 56434_2_3 Proposed Glass Roof Scheme, Z5-GA 035 East Elevation Zone 5, Z5-GA 036 West Elevation Zone 5, Z5-GA 038 North Elevation Zone 5, 441-115 ZONE 5 L8 CW12 EAST ELEVATION GA & SECTIONS, 441-116 ZONE 5 L8 CW11 NORTH ELEVATION GA & SECTIONS, 441-117 ZONE 5 L8 CW9 & CW11 WEST ELEVATION GA & SECTIONS, 441-112 ZONE 5 L9 CW6 EAST ELEVATION GA & SECTIONS, 441-113 ZONE 5 L9 CW7 NORTH ELEVATION GA & SECTIONS, 441-114 ZONE 5 L9 CW8 WEST ELEVATION GA & SECTIONS, 441-200 ZONE 5 L9 PLAN & SECTIONS, C7123-LV-001 Rev A Plant Screen, C7123-LV-002 Rev A Plant Screen Elevations, C7123-SK-220810 Screen Modifications prepared by Soho House stamped as received by the Local Planning Authority on 20th October 2022 and External Rooftop Window Treatment Schedule prepared by Soho House stamped as received by the Local Planning Authority on 20th October 2022.

- 3) Condition 32 (graphics to lift core and stair lift) of planning permission 130796/JO/2021 is hereby approved by the City Council, as local planning authority, in accordance with

Condition 32 (graphics to lift core and stair lift) of planning permission 130796/JO/2021 is hereby approved by the City Council, as local planning authority, in accordance with *drawings 22-049-SI-02 - Proposed Signage Elevation and 22-049-SI-01 – Proposed Signage Elevation North Façade prepared by Allied London stamped as received by the Local Planning Authority on 20th October 2022.*

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

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

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Conservation Area - Castlefield Conservation Area 1979

Flood Zones Type 2 (low to medium risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: CENTRAL