

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138854/NMC/2023

Date registered valid: 18 December 2023

Proposal: Non-material amendment to Condition 3 of planning consent ref: 130553/FO/2021, to allow for minor design changes to the elevation plans to reduce heights and widths of doors, to include a revolving door night shield and to include dry-riser inlets.

Address: Land Bounded By John Dalton Street, Ridgefield, Bow Street And South King Street, Manchester

Ward(s): Deansgate Ward

Applicant: The Island Site (General Partner) Limited

Agent (if any): Mrs Larna Smith Avison Young

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

Recommendation: Approve

Date of recommendation:

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: St Anns Square Conservation Area 1970

Tree Preservation Order:

Description of area

Description of development

Consultations & Notification Responses

Issues

The changes can be summarised as follows:

1. The sizes of the doors, at the ground floor level are proposed to be reduced in either height or width, to meet Secure By Design requirements, which includes:
 - a. Reduction of service door heights east elevation (3no in total) from 3.285metres to 2.5 metres.
 - b. Reduction of service door heights north elevation (1no in total) from 3.285metres to 2.185m
 - c. Bike store sliding door height reduced from 3.15m to 2.44m
 - d. Glazed secondary escape door height reduced from 2.77m to 2.5m

- e. Substation doors height reduced from 3.245m to 2.435m
 - f. Substation doors width reduced from 2.95 m to 2.71m 2.
2. The revolving door at ground floor level has been amended to include a night shield; and,
 3. Dry riser inlets are pictured on the elevation plans. The proposed changes are outlined in blue below, with the superseded plans in red strike through.

The changes have evolved following further consultation with Design for Security at GMP. The design would follow the original design intend for the building and not create any material or noticeable difference in the appearance of the building.

The changes are considered to be acceptable and are of a non material nature.

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 proposal seeks to allow for minor design changes to the elevation plans to reduce heights and widths of doors, to include a revolving door night shield and to include dry-riser inlets.

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

TIS-CPA-ZZ-ZZ-DR-A-0604 GA Elevation - North (Coloured) P02

TIS-CPA-ZZ-ZZ-DR-A-0605 GA Elevation - East (Coloured) P04

TIS-CPA-ZZ-ZZ-DR-A-0606 GA Elevation - South (Coloured) P02

TIS-CPA-ZZ-ZZ-DR-A-0607 GA Elevation - West (Coloured) P02

received by the City Council, as Local Planning Authority, on the 18 December 2023

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 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.

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

Conservation Area - St Anns Square Conservation Area 1970

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRAL