

Planning

Growth & Development

Delegated officer report for planning application

Application no.	137656/FO/2023
Date registered valid:	7 August 2023
Proposal:	Elevational alterations at second floor involving the installation of replacement glazing panels
Address:	Manchester International Office Centre, Styal Road, Manchester, M22 5WB
Ward(s):	Woodhouse Park Ward
Applicant:	Liam MacCarthy, Till Group Ltd
Agent (if any):	Owen Brown, Brock Carmichael
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	26 September 2023



Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 15 September 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 4 September 2023

Expired: 25 September 2023

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/area

Manchester International Office Centre (MIOC) is a three storey office development in a H plan form and dates from 1954. It is constructed utilising mix of brick and expansive glazing panels and windows, the front elevation is shown below:



The office building is set back from Styal Road behind a large lawned area. To the north of the site there are further office buildings and associated car parking. While to the south there is a grassed area and beyond that a large sub-station.

Listed building: No

Conservation area: No

Tree Preservation Order: No

Description of development

The applicant is proposing to undertake elevational alterations at second floor level over the main entrance. As well as updating the appearance of the building, the proposal would also improve thermal efficiency and acoustic insulation.



Consultations & Notification Responses

Local Businesses – No comments received.

Policies

The National Planning Policy Framework (September 2023) – The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood

plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long-term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below:

Policy SP1, *Spatial Principles* – Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy DM1, *Development Management* – This policy states that all development should have regard to a number of issues, in this instance the most relevant are considered as follows:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

Issues

Principle of the Proposal – The MIOC has been modernised internally in order to make it more marketable for the modern office market. As these external alterations would form part of this modernisation process there is no objection in principle to the proposal. Notwithstanding this, any impact upon existing levels of visual and residential amenity must be assessed.

Design – The proposal works would modernise the external appearance of the building and bring with it improvements to the thermal and acoustic performance of the offices. A curtain walling glazing system is to be utilised that would follow the proportions that have been established by the existing building and which will maintain visual cues such as the transom heights and window opening sizes. Overall, the design of the elevational alterations is considered acceptable.

Visual Amenity – Given the design of the proposed alterations and the fact they are in keeping with the overall character of the MIOC, it is not considered that the proposal would have a detrimental impact upon the levels of visual amenity enjoyed within the vicinity of the site.

Residential Amenity – The proposal would not have a detrimental impact upon the level of residential amenity enjoyed by the occupants of the nearest dwellings located to the west of Styal Road. The distance between the MIOC and the dwellings on the western side of Styal Road is shown below.



Ecology – The elevational alterations would not have an impact upon any existing ecological features within the curtilage of the MIOC.

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

Officers have worked with the applicant in a positive and proactive manner to resolve any matters arising in relation to dealing with the planning application.

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

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawing and document received on 7 August 2023:

- a) Drawing no. MIO-BCA-XX-XX-DR-A-01001 Rev P02
- b) Design and Access Statement

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) The development hereby approved shall be implemented using the materials detailed on the application form and submitted drawings received on 24 July 2023 and 7 August 2023 respectively.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Suite 3B To Suite 3D, Manchester International Office Centre, Styal Road, Manchester, M22 5WB

Suite 5B, Manchester International Office Centre, Styal Road, Manchester, M22 5WB

Suite 11A, Manchester International Office Centre, Styal Road, Manchester, M22 5WB

Suite 13, Manchester International Office Centre, Styal Road, Manchester, M22 5WB

Suite 15B, Manchester International Office Centre, Styal Road, Manchester, M22 5WB

Suite 3, Manchester International Office Centre, Styal Road, Manchester, M22 5WB

Suite 16B And 16C, Manchester International Office Centre, Styal Road, Manchester, M22 5WB

Suite 8A, Manchester International Office Centre, Styal Road, Manchester, M22 5WB

Suite 15F, Manchester International Office Centre, Styal Road, Manchester, M22 5WB

Suite 15C (1), Manchester International Office Centre, Styal Road, Manchester, M22 5WB

Suite 5A, Manchester International Office Centre, Styal Road, Manchester, M22 5WB

LOKSYS SOLUTIONS LIMITED, Suite 5C, Manchester International Office Centre, Styal Road, Manchester, M22 5WB

Suite 2B, Manchester International Office Centre, Styal Road, Manchester, M22 5WB

Suite 7A, Manchester International Office Centre, Styal Road, Manchester, M22 5WB

Suite 11C, Manchester International Office Centre, Styal Road, Manchester, M22 5WB

Suite 9, Manchester International Office Centre, Styal Road, Manchester, M22 5WB

Suite 8C, Manchester International Office Centre, Styal Road, Manchester, M22 5WB

Suite 15G, Manchester International Office Centre, Styal Road, Manchester, M22 5WB

Suite 3G, Manchester International Office Centre, Styal Road, Manchester, M22 5WB

Suite 3A, Manchester International Office Centre, Styal Road, Manchester, M22 5WB

Suite 3E, Manchester International Office Centre, Styal Road, Manchester, M22 5WB

Suite 16D, Manchester International Office Centre, Styal Road, Manchester, M22 5WB

Gateway House, Styal Road, Manchester, M22 5WY

Suite 4B, Manchester International Office Centre, Styal Road, Manchester, M22 5WB

Suite 2A, Manchester International Office Centre, Styal Road, Manchester, M22 5WB

Suite 4C, Manchester International Office Centre, Styal Road, Manchester, M22 5WB

Suite 12, Manchester International Office Centre, Styal Road, Manchester, M22 5WB

HARRISON IP LIMITED, Suite 5D, Manchester International Office Centre, Styal Road, Manchester, M22 5WB

Suite 2E, Manchester International Office Centre, Styal Road, Manchester, M22 5WB

Conference Room, Manchester International Office Centre, Styal Road, Manchester, M22 5WB

Suite 4A, Manchester International Office Centre, Styal Road, Manchester, M22 5WB

Suite 14, Manchester International Office Centre, Styal Road, Manchester, M22 5WB

Suite 2F, Manchester International Office Centre, Styal Road, Manchester, M22 5WB

Suite 2D, Manchester International Office Centre, Styal Road, Manchester, M22 5WB

Suite 8B, Manchester International Office Centre, Styal Road, Manchester, M22 5WB

Suite 7B, Manchester International Office Centre, Styal Road, Manchester, M22 5WB

Suite 10, Manchester International Office Centre, Styal Road, Manchester, M22 5WB

Suite 16E, Manchester International Office Centre, Styal Road, Manchester, M22 5WB

Suite 1, Manchester International Office Centre, Styal Road, Manchester, M22 5WB

Suite 15A, Manchester International Office Centre, Styal Road, Manchester, M22 5WB

Suite 11B, Manchester International Office Centre, Styal Road, Manchester, M22 5WB

Suite 6, Manchester International Office Centre, Styal Road, Manchester, M22 5WB

Suite 16A, Manchester International Office Centre, Styal Road, Manchester, M22 5WB

Suite 15D, Manchester International Office Centre, Styal Road, Manchester, M22 5WB

Suite 15E, Manchester International Office Centre, Styal Road, Manchester, M22 5WB

Appendix 2 – Planning constraints

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

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - Within Outer Area

Airport Noise Index Zone - Noise and Nuisance Index - 50-59

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA