MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138391/NMC/2023
Date registered valid:	23 October 2023
Proposal:	Non-material amendment to Planning Permission 125573/FO/2019 for works including the relocation of Building D Entrance, the introduction of a Delivery hub on Wilmott Street, adjustments to doors and window positions, additional louvres, and amendments to Podium Landscape design.
Address:	Plot 11 First Street South, Manchester
Ward(s):	Deansgate Ward
Applicant:	Downing Downing Living (Manchester) Limited
Agent (if any):	Glenn Robinson Simpson Haugh Architects
Case officer:	Angela Leckie Tel: 0161 234 4651 Email: angela.leckie@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	17-11-23

Application details

Type of application:	Non-Material Change Application
Development type:	Notifications
Date of site visit:	N/A

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: Not applicable

Tree Preservation Order: Not applicable

The site measures 1.2ha and is bounded by Hulme Street, Wilmott Street, the Parkway Gate student accommodation, Mancunian Way and Medlock Street. It is within part of the City Centre known as First Street which has been a regeneration priority for over a decade.

Consent was granted under application ref no 125573/FO/2019 for the construction of four buildings of heights varying from 10 storeys to 45 storeys together comprising Co-living bedspaces (use class sui generis) and associated amenity facilities, with ground floor commercial units (Use classes A3 (Café / Restaurant and D2 (Gym)), private amenity space and public realm comprising hard and soft landscaping, car parking and cycle facilities and other associated works.

Description of development

The above approved development is currently under construction on site.

Due to design development a series of amendments are proposed to include the following:

1. Building D Entrance Relocated
2. Introduction of a Delivery hub on Wilmott Street
3. Adjustments to window and door positions
4. Amendments to and addition of Louvres to podium.
5. Amendments to Podium Landscape design and to accommodate the relocation and addition of entrances as mentioned above.

Consultations & Notification Responses

Head of Highways – No objections

Issues

It is noted that the entrance to building D has been relocated from Hulme Street to Newcastle Street, which is the primary pedestrian route from First Street North down to Hulme. The location would improve the connection to Building A and B and the courtyard spaces. It also gives the opportunity to create active frontage along Hulme Street where the entrance previously was. A higher quality revolving door is proposed enhancing the entrance sequence.

The introduction of a delivery hub on Wilmott Street would enhance the resident experience and provide a dedicated drop-off point for deliveries to provide better management of this process and reduce conflicts between users of adjacent streets and delivery vehicles. The landscape has been adjusted in the location to accommodate the change.

Minor adjustments to position of windows and doors on the podium façade have been made following design development where minor adjustments to and door positions have been informed by input from letting agents.

Some louvres have been amended and additional louvres have been added following design development. A number of louvres from the consented drawings removed in a previous NMA have been reinstated due to the increased ventilation loads required by some of the internal spaces.

Minor amendments to the landscape to both Z1 and Building D podium levels to reflect the developing internal programme and improvements to the residential experience.

It is noted that the proposed changes are considered by to improve the overall proposals and will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development.

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) Reason 1: 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 and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development.

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

a.Dwgs 10266-Z0-A-G100-XP-XX-99001 (GA Site Plan - Existing Site Plan), 10266-Z0-A-G100-XP-XX-99002 (GA Existing Site Location Plan) and 10266-Z0-A-G100-XP-XX-99003 (GA Site Plan - Existing Site Plan - Gas Easement Location);

b.Dwgs 10266-Z0-A-G100-EL-EE-99001 (East Elevation)P03, 10266-Z0-A-G100-EL-EE-99002 (Central East Elevation) P03, 10266-Z0-A-G100-EL-EN-99001, (North Elevation) P03, 10266-Z0-A-G100-EL-ES-99001 (South Elevation) P03, 10266-Z0-A-G100-EL-EW-99001 (West Elevation)P02, 10266-Z0-A-G100-EL-EW-99002 (Central West Elevation) P02 and details of amendments as shown in 10266-SHP-RP-PA-008 stamped as received on 05-12-22;

c.Dwgs 10266-Z0-A-G100-PL-00-99001 (GA Site Plan - Ground Floor Plan) P03 as amended by P51 and P52 of Brochure 10244-SHP-A-RP-PA-006 Rev 01, 10266-Z0-A-G100-PL-01-99001 (GA Site Plan - First Floor Plan) P03, 10266-Z0-A-G100-PL-02-99001 (GA Site Plan - Second Floor Plan) P03, 10266-Z0-A-G100-PL-10-99001 (GA Site Plan - Level 10 Floor Plan) P02, 10266-Z0-A-G100-PL-17-99001 (GA Site Plan - Level 17 Floor Plan) P01, 10266-Z0-A-G100-PL-21-99001 (GA Site Plan - Level 21 Floor Plan) PO2, 10266-Z0-A-G100-PL-25-99001 (GA Site Plan - Level 25 Floor Plan) PO2, 10266-Z0-A-G100-PL-44-99001 GA Site Plan (Level 44 Floor Plan) P02, 10266-Z0-A-G100-PL-RF-99001 (GA Site Plan - Roof Plan)P02, 10266-Z0-A-G100-PL-TY1-03-09-99001 (GA Site Plan - Typical 1 - Levels 03-09) P02, 10266-Z0-A-G100-PL-TY2-11-13-99001 (GA Site Plan - Typical 2 - Levels 11-13)P02, 10266-Z0-A-G100-PL-TY3-14-16-99001 (GA Site Plan - Typical 3 - Levels 14-16)P02, 10266-Z0-A-G100-PL-TY4-18-20-99001 (GA Site Plan - Typical 4 - Levels 18-20) P02, 10266-Z0-A-G100-PL-TY5-22-24-99001 (GA Site Plan - Typical 5 - Levels 22-24) P02, 10266-Z0-A-G100-PL-TY6-26-40-99001 (GA Site Plan - Typical 6 - Levels 26-40 P01) 10266-ZO-A-G100-PL-41-9901 (GA Site Plan Level 41-42) and 0266-ZO-A-G100-PL-43-9901 (GA Site Plan Level 43) and details of amendments as shown in 10266-SHP-RP-PA-008 stamped as received on 05-12-22;

d. Dwgs 10266-Z0-A-G100-SC-XX-99001 (GEA Area Schedule) P02 to include kitchen areas and facilities as shown on pages 12,15,16,18 and 19 of Brochure 10244-SHP-A-RP-PA-006 Rev 01;

e.Dwgs 10266-Z0-A-G100-SE-AA-99001 (Section AA) P01 and 10266-Z0-A-G100-SE-BB-99001 (Section BB P01);

f. Dwgs 10266-Z0-A-G251-DE-XX-99001 (Detail Elevation Type 1 - Double Glazed Unit (Light Frit)), 10266-Z0-A-G251-DE-XX-99002 (Detail Elevation Type 2 - Double Glazed Unit (Dark Frit)), 10266-Z0-A-G251-DE-XX-99003 (Detail Elevation Type 3 - Podium Terracotta Façade), 10266-Z0-A-G251-DE-XX-99004 (Detail Elevation Type 4 - Podium Curtain Walling) and 10266-Z0-A-G251-DE-XX-99005 (Detail Elevation Type 5 - Building C Base);

g. Dwgs M90183 L100 Landscape Masterplan Revision A, M90183 L200 General Arrangement Plan (Sheet 1 of 3) Revision K, M90183 L201 General Arrangement Plan (Sheet 2 of 3) Revision K, M90183 L202 General Arrangement Plan (Sheet 3 of 3) - Revision J, M90183 Landscape Design Statement - Revision 02 , M90183 L210 Rev D General Arrangement Podium (Sheet 1 or 3), , M90183 L211 Rev D General Arrangement Podium (Sheet 2 or 3) and M90183 L212 Rev D General Arrangement Podium (Sheet 3 or 3)

h. Dwgs M90183 SK001 Car Club Location Plan, M90183_SK002 Trees in Ground / Planters Plan, M90183SK003 Two Metre Pavement Clearance Plan and M90183 SK004 Smoking Bins Plan;

i. Vectos, Waste Strategy Report, VN91423, December 2019;

j. Simpson Haugh's Design and Access Statement Sections 4.1, 4.1.12 and 5.6;

k. Inclusions of measures and targets set out Element Sustainability - FIRST STREET SOUTH, MANCHESTER, ENVIRONMENTAL STANDARDS STATEMENT, JANUARY 2020, REF: 2019.163

l. Plot 11, First Street South, Manchester, DESIGNING FOR ACCESSIBILITY - ACCESS STATEMENT, 10266-A-RPT-BC-AD-M-001 Date: 1st May 2020 and M4(2) Accessible Schedule- 10266-Z0-A-G100-SC-XX-99002 by Simpson Haugh

m.Implementation of Broadband installation in accordance with Broadband Connectivity Assessment Downing Property Services Limited, First Street South, September, 2019 by Pager Power;

n. Air Quality Assessment - Mitigation set out within ES Appendix 6.2 paragraph 6.13 and on the basis that the agreed mitigation measures set out in the Air Quality Assessment Report (above) shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

o. Measures and recommendations within AJP Flood Risk Assessment & Drainage Strategy Report; FSS-AJP-XX-00RP-C-3000 Rev P03 (see CDN/21/0951);

p. Pager Power, Television and Radio Baseline Survey Report First Street South Downing Living (Manchester) Limited October, 2019 and mitigation measures set out within.

q. Details within Transport Statement (sections 5 and 7) by Sanderson dated November 2019 as amended by Transport Statement Addendum by Sanderson dated 23-03-20; and

r. Foundation Design - Groundwater Considerations Risk Assessment stamped as received on 14-07-20

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1 saved Unitary Development Plan polices DC19.1, DC20 and DC26.1.

2) The proposed amendments relate to changes resulting from detailed design development to improve the operation and functionality of the co living accommodation, the residents experience and the levels of activation at ground floor level.

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