

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137176/NMC/2023

Date registered valid: 5 June 2023

Proposal: Non-material amendment to Planning Permission 125592/FO/2019 to amend condition 2 (Drawings) and 32 (Signage Strategy).

Address: Site South Of Hathersage Road , Manchester

Ward(s): Ardwick Ward

Applicant: Bruntwood SciTech Limited

Agent (if any): Mr Ollie Eyre Deloitte

Case officer: Tony Mitchell
Tel: 0161 234 4776
Email: anthony.mitchell@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **31 October 2023**

Application details

Type of application: Non-Material Change Application

Development type: Notifications

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: Victoria Park Conservation Area 1972

Tree Preservation Order: NA

Description of area

In March 2020, Planning Permission was granted for Citylabs 4.0 on a site south of Hathersage Road, in the Oxford Road Corridor (Ref. 125592/FO/2019). The description of development for Citylabs 4.0 is as follows: "Erection of a seven storey building comprising flexible Office (Use Class B1a), Research and Development (Use Class B1b) and Educational Space (Use Class D1), together with ground floor ancillary Retail uses (Use Classes A1 and A3), in addition to associated cycle parking, accessible car parking, landscaping, provision of plant and servicing and related access and highway's works, and other associated works (associated advert application reference 125593/AO/2019)."

The site is located in Ardwick Ward (south of the Central Manchester Hospital Complex) and includes the St Mary's Hospital staff car park and a two-storey temporary building, housing the Manchester University NHS Foundation Trust Diabetes Centre, which is due to be relocated within the campus. The north of the site is bounded by Hathersage Road and is in close proximity to the Ronald McDonald House and Citylabs 2.0. East of the site locates Melrose Apartments and to the south is St Gabriels Hall, Devell House and Victoria Park Conservation Area. To the west of the site is the NHS Winnicott Centre and IQ Student Accommodation. The Citylabs 4.0 site is located at the southern end of the hospital campus, on the south side of Hathersage Road. The Citylabs 2.0 and 3.0 sites are located north of Hathersage Road and Citylabs 1.0 is located at the northern end of the campus adjacent to Nelson Street. All three of these schemes have active frontages onto The Boulevard and the original historic hospital buildings to the west, replacing various links and extensions added over the years. Although

Citylabs 4.0 does not address any of the historic hospital buildings directly it does have an active frontage that will address the end of The Boulevard and the open green space in front of the entrance to the Children's Hospital. This relationship provides a visual link to the other Citylabs developments and to the main MFT campus. This proximity between the Citylabs buildings, MFT campus and university is crucial to the masterplan's aim to encourage collaborative working and research across the wider area.

Description of development

Planning Permission (Ref. 125592/FO/2019) has not yet been implemented. Following the granting of Planning Permission, the Applicant has undertaken detailed design development, which has resulted in a non-material change to the south elevation at ground floor to replace approved roller shutter doors with double opening doors in approximately the same location. The amendments are proposed to ensure effective operations and access into the building from the service yard. Furthermore, as part of the Citylabs 4.0 consent, a Signage Strategy was approved and the following Condition applied:

Condition "32) All future signage proposed on the development shall accord with the signage strategy principals as set out on page 47 and 48 of the submitted Design & Access Statement (November 2019), stamped as received by the City Council as local planning authority on 29 November 2019."

The Applicant has since revised the branding and logo design of the external signage at Citylabs 4.0. The proposed location and nature of the four illuminated external fascia signs as detailed in this Signage Strategy, and approved separately under Advertisement Consent Ref. 125593/AO/2019, remain unchanged. A revised Design and Access Statement, containing the revised Signage Strategy, is therefore submitted to Manchester City Council for approval as part of this application. This Letter is submitted in support of an application under Section 96A of the Town and Country Planning Act 1990 (as amended) for an NMA to Planning Permission ref. 125592/FO/2019 to facilitate these non-material changes to the south elevation at ground floor and amendments to the previously approved Signage Strategy. It is proposed to amend Condition 2 attached to the consent (which relates to the approved drawings and documents with which the development shall be carried out in accordance), to allow the substitution of revised drawings, and Condition 32 to enable approval of a revised Signage Strategy. A new application for advertisement consent will be submitted under separate cover for the revised fascia signs. This approach was agreed with Manchester City Council Planning Officers on 10 January 2023 via email. In summary, the proposed amendments to be facilitated by this Section 96(a) application comprise:

- Amendment to the southern elevation to replace a roller-shutter door with double opening doors; and
- Amendments to the signage strategy, as approved in the Design and Access Statement.

Consultations & Notification Responses

None Required

Issues

It is considered that the changes would not materially alter the visual appearance of Citylabs 4.0 as approved under the original scheme ref. 125592/FO/2019. As such, the amendments can be considered to be non-material to its determination, as agreed with MCC Planning Officers in pre-application consultation. It is considered that the changes to the approved scheme are all non-material for the following reasons:

- The changes are not significant in terms of the scale and form of the originally approved scheme;
- The changes will not result in a development which is noticeably different to that envisaged by the Local Planning Authority through granting Planning Permission ref. 125592/FO/2019; and

- The changes are not contrary to any national or local policies. Accordance with Planning Policy The proposals would contribute towards the successful delivery of the new development at Citylabs 4.0, which is essential to achieving the vision for the Citylabs campus and the ambitions for the Oxford Road Corridor. Approval of this application under Section 96(a) of the Town and Country Planning Act 1990 (as amended) would therefore support planning and regeneration benefits in this location.

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 proposed amendments are a result of detailed design development and are summarised as follows:

This application proposes:

1. to amend the south elevation at ground floor to replace approved roller shutter doors with double opening doors in approximately the same location. The amendments are proposed to ensure effective operations and access into the building from the service yard.

2. to revise the branding and logo design of the external signage at Citylabs 4.0. A revised Design and Access Statement, containing the revised Signage Strategy.

The changes are proposed via this Non Material Amendment application to Planning Permission ref. 125592/FO/2019 to facilitate these nonmaterial changes to the south elevation at ground floor and amendments to the previously approved Signage Strategy. It is proposed to amend Condition 2 attached to the consent (which relates to the approved drawings and documents with which the development shall be carried out in accordance), to allow the substitution of revised drawings, and Condition 32 to enable approval of a revised Signage Strategy. A new application for advertisement consent will be submitted under separate cover for the revised fascia signs.

2) Condition 2 to read as follows:

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

Drawings No.

6312-SRA-XX-XX-DR-A-00805 REV P00

6312-SRA-XX-XX-DR-A-00840 REV P00

6312-SRA-XX-XX-DR-A-00841 REV P00

6312-SRA-XX-XX-DR-A-20200 REV P08

6312-SRA-XX-XX-DR-A-20201 REV P06

6312-SRA-XX-XX-DR-A-00847 REV P00

6312-SRA-XX-XX-DR-A-20203 REV P06

6312-SRA-XX-XX-DR-A-01820 REV P00

6312-SRA-XX-XX-DR-A-01821 REV P00

6312-SRA-XX-XX-DR-A-01822 REV P00

6312-SRA-XX-00-DR-A-20200 REV P18

6312-SRA-XX-01-DR-A-20801 REV P00

6312-SRA-XX-02-DR-A-20802 REV P00

6312-SRA-XX-03-DR-A-20803 REV P00

6312-SRA-XX-04-DR-A-20804 REV P00

6312-SRA-XX-05-DR-A-20805 REV P00

6312-SRA-XX-06-DR-A-20806 REV P00

6312-SRA-XX-07-DR-A-20807 REV P00

6312-SRA-XX-R2-DR-A-20808 REV P00

6312-SRA-XX-XX-DR-A-20823 REV P01

6312-SRA-XX-XX-DR-A-20840 REV P00

6312-SRA-XX-XX-DR-A-20841 REV P00

6312-SRA-XX-XX-DR-A-21800 REV P00

6312-SRA-XX-XX-DR-A-21801 REV P00

6312-SRA-XX-XX-DR-A-21802 REV P00

6212-SRA-00-DRA-A-70100 REV P03

6312-SRA-00-R1-DR-A-70101 REV P04

6312-SRA-XX-XX-DR-A-70805 REV P00

72523-CUR-00-XX-DR-TP-05003_P12

72523-CUR-00-XX-DR-TP-05004_P08

72523-CUR-00-XX-DR-TP-05005_P09

72523-CUR-00-XX-DR-TP-75002_P06

6312-SRA-XX-XX-DR-A-00821 REV P00
6312-SRA-XX-XX-DR-A-00825 REV P00
6312-SRA-XX-XX-DR-A-00826 REV P00
6312-SRA-XX-XX-DR-A-00827 REV P00
6312-SRA-XX-XX-DR-A-00828 REV P00
6312-SRA-XX-XX-DR-A-00800 REV P00
6312-SRA-XX-XX-DR-A-00801 REV P00
6312-SRA-XX-XX-DR-A-00802 REV P00
6312-SRA-XX-XX-DR-A-20820 REV P00
6312-SRA-XX-XX-DR-A-20821 REV P00
6312-SRA-XX-XX-DR-A-20202 REV P08

6312-SRA-XX-00-DR-A-00820 REV P00
6312-SRA-XX-00-DR-A-01800 REV P00
6312-SRA-XX-00-DR-A-01823 REV P00

stamped as received by the City Council as local planning authority on 29 November 2019.

A1 19E028/001 A, stamped as received by the City Council as local planning authority on 29 November 2019.

Cover letter, stamped as received by the City Council as local planning authority on 29 November 2019.

Revised Cover letter, 5 July 2023.

Planning Statement, stamped as received by the City Council as local planning authority on 29 November 2019.

Design and Access Statement (November 2019), stamped as received by the City Council as local planning authority on 29 November 2019 as revised by Revised Design and Access Statement (February 2023) Page 47 received 5 June 2023.

Energy & Environmental Standards Statement, stamped as received by the City Council as local planning authority on 29 November 2019.

Environmental Statement Volume 1 (November 2019), stamped as received by the City Council as local planning authority on 29 November 2019.

Environmental Statement Volume 2 Appendix 1 (November 2019), stamped as received by the City Council as local planning authority on 29 November 2019.

Environmental Statement Volume 3 Non-Technical Summary (November 2019), stamped as received by the City Council as local planning authority on 29 November 2019.

Crime Impact Statement (2019/0840/CIS/01), stamped as received by the City Council as local planning authority on 29 November 2019.

Environmental Wind Assessment (12 November 2019), stamped as received by the City Council as local planning authority on 29 November 2019.

Local Labour Undertaking (Feb-22), stamped as received by the City Council as local planning authority on 29 November 2019.

Television Baseline Survey Report, stamped as received by the City Council as local planning authority on 29 November 2019.

Ventilation Strategy, stamped as received by the City Council as local planning authority on 29 November 2019.

Waste Management Strategy (Revision V04, 18 November 2019), stamped as received by the City Council as local planning authority on 29 November 2019.

Ecological Appraisal (July 2019), stamped as received by the City Council as local planning authority on 29 November 2019.

Transport Assessment (Revision V04), stamped as received by the City Council as local planning authority on 29 November 2019.

Interim Travel Plan (Revision V04, 18 November 2019), stamped as received by the City Council as local planning authority on 29 November 2019.

Curtains Highways Response (reference 072523/PSR1), stamped as received by the City Council as local planning authority on 10 January 2020.

Archaeological Desk-based Assessment, stamped as received by the City Council as local planning authority on 29 November 2019.

Geotechnical & Geoenvironmental Desk Study Report (7 May 2019), stamped as received by the City Council as local planning authority on 29 November 2019.

Drainage Technical Note (Arup), stamped as received by the City Council as local planning authority on 13 March 2020.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, CC1, CC6, CC7, CC8, CC9, CC10, EC8, EN1, EN3, EN6, EN8, EN14, EN19, T1, T2 of the Manchester Core Strategy and saved policies DC 10, DC19, DC20 and DC26 of the Unitary Development Plan for Manchester.

3) 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 - 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 - Victoria Park Conservation Area 1972

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: CENTRAL