

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137935/FO/2023
Date registered valid: 29 August 2023
Proposal: Changes to wall arrangement along the west elevation.
Address: 70 Great Bridgewater Street, Manchester, M1 5ES
Ward(s): Deansgate Ward

Applicant: Bridgewater Manchester (Luxembourg) Holding SARL
Agent (if any): Mr Jay Patel Savills UK Ltd
Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 20 October 2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 1 August 2023

Standard consultations:

Printed: 4 September 2023

Expired: 25 September 2023

Neighbour notifications

Printed: 4 September 2023

Expired: 25 September 2023

Site notice

Posted: 4 September 2023

Expired: 25 September 2023

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

Description of area

This application relates to a building at 70 Great Bridgewater Street, which fronts onto Great Bridgewater Street. The rear of the building is adjacent the Rochdale Canal. The site is 0.221 hectares.

The building is a self-contained seven story office building that was completed in 2001. It replaced the Grade II Listed Havelock Mill, which could have been the largest surviving silk mill in the North-West region in the 1970's. The mills were demolished in 1992 after a series of protests and a public enquiry and were replaced by the current building. Planning permission referenced 055277/FO/CITY3/1998 previously granted permission for the construction of the building and was approved in December 1998.

The building is currently being refurbished including the extension of the existing building comprising the infilling of the lightwell and a two-storey rooftop extension and the complete replacement of the existing façade in accordance with application referenced 129081/FO/2021, which was approved in April 2021. The resulting building will be 7 storeys high.

The closest listed buildings to the site are the Grade II Listed Chorlton New Mill and attached chimney, which is located on Cambridge Street, the Grade II Listed Manchester South Junction and Altrincham Railway Viaduct and the Grade II Listed Ritz Dancehall located on Whitworth Street West, the Grade II Listed Canada House, Grade II Listed Peveril of the Peak Public House

and Grade II Listed Chepstow House located on Chepstow Street, the Grade II Listed Lee House and the Grade II Listed Briton's Protection Public House located on Great Bridgewater Street, the Grade II Listed Princes Buildings and Grade II Listed Oxford Road Station located on Oxford Road, the Grade II Listed Rochdale Canal Locks 89 and 90, the Grade II* Listed Manchester Central (former Manchester Central Station) located on Windmill Street, and the Grade II Listed 13-17 Albion Street.

The site isn't within a conservation area and is approximately 739ft from the St Peter's Square Conservation Area, 856ft from the Whitworth Street Conservation Area, 883ft from the George Street Conservation Area and 1096ft from Castlefield Conservation Area.

The building is within the Petersfield area of the City Centre, which is located adjacent to the city centre's Civic Quarter and Central Business District. Petersfield is characterised by its blend of historic listed buildings, modern architecture, and high quality cultural and leisure facilities. The area is home to Manchester Central - the city's premier conferencing venue, the Bridgewater Hall, the Great Northern Warehouse and some of the region's best hotels and a significant amount of office space. Within the immediate local context, The Bridgewater Hall is located to the north. Chepstow House (in residential use) and Rain Bar (Public House) are located to the east. The Hacienda Apartments and Bridgewater Bank (apartments) and Merchant Exchange (office) are to the south and Jury's Inn is to the west.

There is an existing pedestrian link immediately to the east of the office building to the towpath of the Rochdale Canal which passes to the rear of the building. This link includes a footbridge across the canal which links to Whitworth Street West enabling convenient pedestrian access to both Oxford Road and Deansgate rail stations and to parking and bus services on Whitworth Street West. There is also an attractive traffic free pedestrian route along the Rochdale Canal to Oxford Road and Castlefield.

The nearest Metrolink station to the site is Deansgate-Castlefield which is just over 400 metres walk from the site. This station is an interchange with services operating to Manchester Piccadilly, Manchester Victoria, and wider metro link locations within Greater Manchester. St Peters Square Metrolink station is also close to the site.

The proposal involves the extension of the existing building comprising the infilling of the lightwell and a two-storey rooftop extension, the complete replacement of the existing façade and alterations to the internal layout including servicing and cycle parking, access and associated works.

Description of development

Planning permission is sought to remove the existing red brick wall and provide a new blue/grey brick wall to complement the improved facades of the main building. The galvanised steel balustrading would be replaced with a Polyester Powder Coated dark grey steel balustrade to match the colour and finish of the new metalwork on the main building. The horizontal extent and height of the wall would not change, and the wall would remain in the same location.

An initial application was received by the Local Planning Authority for these works under a Non-Material Amendment (NMA) to Planning Permission Reference 129081/FO/2021, however, these proposals were not considered to be non-material and the applicant was advised to submit a full application. As such, the NMA application (Reference: 137560/NMC/2023) was subsequently withdrawn on 8 August 2023 and this application was submitted.

Consultations & Notification Responses

Environmental Health - Confirmed that they have no comments.

Highway Services - Confirmed that they have no concerns and provided advice on construction management requirements.

Publicity - The application was advertised in the local press as a major development and as affecting the setting of a listed building. A site notice was displayed on site and letters were sent to surrounding occupiers. No responses have been received.

Issues

Issues and Policy

Visual Amenity - The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas) advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

Policy EN3 (Heritage) advises that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

Policy SP1 (Spatial Principles) advises that development in all parts of the City should protect and enhance the built environment.

Policy DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage. This policy also advised on disabled access and measures to reduce crime.

Policy CC10 (Place for Everyone) advises that the City Centre will develop as a location which appeals to a wide range of residents and visitors. Development which promotes this objective will be supported, particularly through uses which increase the diversity of activity in the City Centre, with an emphasis on family-oriented activity, and high standards of accessibility to buildings and across spaces in the City Centre.

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, which provides a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

To date, five consultations have taken place in relation on the Plan. The Examination of Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8-week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

Policy JP-P 1 (Sustainable Places) aims to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

National Policy

Section 12 (Achieving Well Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Visual Amenity -

The existing wall is in poor condition is understood to require significant repair works and the profile of the existing wall is inconsistent and poorly considered. The red brick of the wall matched the now demolished facades of the existing building. The new wall would be constructed of a blue/grey brick 'Staffordshire' brick that would complement the to complement the precast cladding used on the new facades of the building and the proposed balustrading that would be PPC RAL 702 (dark grey) to match the colour and finish of new metalwork on the building. The proposals would rationalise the wall arrangements. The balustrade would no longer need the full-length sloping balustrade of the existing wall.

The proposals would not affect the setting of the nearby listed buildings due to its height and location.

In view of the above the proposals would be consistent with Section 12 of the National Planning Policy Framework, Core Strategy Policies DM1, SP1, EN3 and EN1 and Policy JP-P 1 of the Places for Everyone Plan.

Accessibility -

The new handrail would be powder coated and would make the railings non-slip, non-reflective and make sure they were not too cold to the touch.

In view of the above the proposals would be consistent with Core Strategy Policies DM1, CC10 and SP1 and Policy JP-P 1 of the Places for Everyone Plan.

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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included significant negotiation and ongoing advice about the information required to be submitted to support the application and to address issues. This has led to the proposal of an acceptable amendment to the building.

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 drawings and documents:

The location plan referenced 1420 L0001 received by the City Council as local planning authority on 29 August 2023

The drawings referenced:

1420 L1011
1420 L1603 Rev A

received by the City Council as local planning authority on 29 August 2023

The Planning Design Statement prepared by OMI Architects dated 16 August 2023 received by the City Council as local planning authority on 29 August 2023.

The letter from Savills dated 29 August 2023.

In view of the above the proposals would be consistent with Core Strategy Policies DM1, SP1, CC10, EN3 and EN1 and Policy JP-P 1 of the Places for Everyone Plan.

3) Notwithstanding the details submitted with the application, prior to the commencement of development samples and specifications of all materials to be used in the construction of the wall and railing and jointing and fixing details between all component materials shall be submitted for approval in writing by the City Council.

The approved materials shall be used in the construction of the development.

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 Core Strategy.

Informatives

1) The applicant should be advised that any requirements for licensing, hoarding /scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via email highwaylicences@manchester.gov.uk.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Highway Services

GARDINER AND THEOBALD LLP, Second Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG

CURTINS CONSULTING LTD, First Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG

Bridgewater Hall, Lower Mosley Street, Manchester, M2 3WS

Jurys Inn, 56 Great Bridgewater Street, Manchester, M1 5LE

17 - 19 Whitworth Street West, Manchester, M1 5WG

Fifth Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG

Fourth Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG

AMBITION SCHOOL LEADERSHIP, Third Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG

Ground Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG

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

Area Team Boundary - Name: CENTRAL