

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136634/NMC/2023

Date registered valid: 30 March 2023

Proposal: Non material amendments to planning permission ref 130469/FO/2021 to make elevational alterations including amendment to roof top plant

Address: 7 Ducie Street, Manchester, M1 2JB

Ward(s): Piccadilly Ward

Applicant: Molo Hotels (Manchester M4) Ltd

Agent (if any): Mr Neil Jones NL Jones Planning

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

Recommendation: **APPROVE**

Date of recommendation: 24rd May 2023

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:

Tree Preservation Order:

Description of area

This application relates to an existing building fronting Ducie Street, at its junction with Dale Street. Adjacent to the rear boundary of the property is the Rochdale Canal, alongside which is a large surface public car park. The building is some 10 stories high and operates as a hotel. Recent refurbishments have been carried out, of which the proposed amendments form part.

The property is not listed, nor is it within a Conservation Area,

Description of development

Planning permission was granted for external alterations to the upper three floors of the existing building to provide fire safety improvements, including new external staircase, louvred ventilators, lift overrun, and AC condenser units in September 2021 (ref 130469/FO/2021).

Following detailed design work, changes have become necessary during the course of construction. This non-material amendment application seeks consent to regularise the approved drawings in respect of minor changes to the proposed external alterations.

Essentially, these minor amendments are to the upper floor roof areas where plant screen and fire escape cladding are slightly modified to comply with fire regs.

In terms of materials, the proposals involve PPC cladding, as approved on the previous application. The previous consent (ref 130469/FO/2021) had a material samples condition, which was discharged on the basis of PPC.

The proposed non-material changes shown on the submitted drawings are essentially works to the upper floors related to the screened plant zone and escape stairs, along with a single door at ground floor level

The applicant has itemised each specific element to be amended, and these are listed as:

“Non-material amendments to the following external alterations approved under planning permission ref 130469/FO/2021 as shown on revised planning drawings, to include:

The proposed amendments, as detailed in condition 2, include:

- o Ground Floor
 - o Shutter door removed from service entrance and single exit door added.
 - o Door from escape stair onto Dale Street flipping handing to open externally.
- o Level 07
 - o Escape stair and corridor widened by 400mm.
 - o Extract flue added to flat roof.
- o Level 08
 - o Screened plant zone on north terrace removed.
 - o Screened plant zone on south terrace reduced.
 - o Access from stair onto roof terrace to north and screened plant zone to south amended.
 - o Store added below stair level 08-09.
 - o Step in flat roof above stair from level 07-08 has moved east 1700mm.
 - o External plant on flat roof above existing stair removed.
- o Level 09-10
 - o Handrail for safe access added to flat roof.
 - o New Stair enclosure extended north 550mm.
- o Roof Level
 - o Screened plant zone area amended to current layout.
 - o Risers and step over added adjacent to lift overrun.
 - o Handrail and safe access added to new escape stair roof.
- o South West and North East Elevations
 - o Screened plant zone has been amended on south west elevation.
 - o Screened plant zone and new escape stair including safe access to roofs has been amended on north east elevation.
 - o Height of escape stair level 10 roof increased in by 650mm.
 - o Height of escape stair level 08 roof (above stair between level 07-08) increased 750mm.
 - o Material key amended.
 - o Existing RWPs added from survey information.
- o South East Elevation
 - o Door and external wall amended at service entrance.
 - o Screened plant zone on main roof amended.
 - o Escape stair roofs amended.
 - o RWP from level 10 roof added.

- o Material key amended.
- o North West Elevation
- o Screened plant zone amended.
- o Height of escape stair roofs amended.
- o Safe access to roofs added.
- o RWPs for new roofs added.
- o External door to level 08 north terrace added.
- o Flue added to level 06 roof.
- o Material key amended

Consultations & Notification Responses

No consultations required.

Issues

This application does not raise any issues of policy.

Following pre-application discussions, the limited scale and nature of the proposals were considered to constitute non-material changes. The main changes, affecting the exterior of the building result in a slightly differing profile at upper levels, although it is noted that the approved heights are not exceeded.

These changes have been assessed and are not considered to be significant.

Whilst the use of PPC always requires particular attention relating to its acceptability and durability, given the particular circumstances of the previous approval of PPC, in this instance it is recommended that the use of this material be accepted. This is particularly the case as the changes can hardly be seen given that they would be only viewed from quite some distance away across the public car park to the rear of the building.

The proposed changes are not considered to be detrimental to the visual appearance of the property, and would not impact on residential amenity, the nearest neighbour to see the proposals being a considerable distance away beyond the public car park to the rear.

As such, the proposed amendments would not have a material impact upon the previously approved scheme, would not have a material impact upon the overall quality of the development, and there are no material planning considerations to indicate otherwise.

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) It should be noted that this letter of consent does not supersede the decision notice attached to planning permission ref:130469/FO/2021 for 'External alterations of existing building to provide fire safety improvements, including new external staircase, louvred ventilators, lift overrun and AC condenser units'. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval ref: 130469/FO/2021 still apply to this development.

The proposed amendments, as detailed in condition 2, include:

- o Ground Floor
 - o Shutter door removed from service entrance and single exit door added.
 - o Door from escape stair onto Dale Street flipping handing to open externally.
- o Level 07
 - o Escape stair and corridor widened by 400mm.
 - o Extract flue added to flat roof.
- o Level 08
 - o Screened plant zone on north terrace removed.
 - o Screened plant zone on south terrace reduced.
 - o Access from stair onto roof terrace to north and screened plant zone to south amended.
 - o Store added below stair level 08-09.
 - o Step in flat roof above stair from level 07-08 has moved east 1700mm.
 - o External plant on flat roof above existing stair removed.
- o Level 09-10
 - o Handrail for safe access added to flat roof.
 - o New Stair enclosure extended north 550mm.

- o Roof Level
- o Screened plant zone area amended to current layout.
- o Risers and step over added adjacent to lift overrun.
- o Handrail and safe access added to new escape stair roof.

- o South West and North East Elevations
- o Screened plant zone has been amended on south west elevation.
- o Screened plant zone and new escape stair including safe access to roofs has been amended on north east elevation.
- o Height of escape stair level 10 roof increased in by 650mm.
- o Height of escape stair level 08 roof (above stair between level 07-08) increased 750mm.
- o Material key amended.
- o Existing RWPs added from survey information.

- o South East Elevation
- o Door and external wall amended at service entrance.
- o Screened plant zone on main roof amended.
- o Escape stair roofs amended.
- o RWP from level 10 roof added.
- o Material key amended.

- o North West Elevation
- o Screened plant zone amended.
- o Height of escape stair roofs amended.
- o Safe access to roofs added.
- o RWPs for new roofs added.
- o External door to level 08 north terrace added.
- o Flue added to level 06 roof.
- o Material key amended

2) Condition 2. The development hereby approved shall be carried out in accordance with the following drawings and documents received on 30th March 2023:

PL(00)115 Rev E Proposed Level 07 Plan: ;
 PL(00)116 Rev D Proposed Level 08 Plan;
 PL(00)117 Rev D Proposed Level 09-10 Plan;
 PL(00)118 Rev C Proposed Roof Plan;
 PL(00)120 Rev D Proposed South West & North East Elevations;
 PL(00)122 Rev C Proposed North West Elevation;
 PL(00)111 Rev B Proposed Ground Floor Plan
 SK(PL)121 - Proposed South East Elevation (for information only)
 SK(PL) 122- Proposed North West Elevation (for information only)

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

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

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Site of Biological Interest - Name: Rochdale Canal, Stott's Lane - Ducie Street Basin

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)

HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: CENTRAL