

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135964/NMC/2023

Date registered valid: 16 January 2023

Proposal: Non-material amendment to planning permission 133516/MO/2022 to allow opening windows, altered door heights and a metal plinth at ground floor level.

Address: Crown Street Phase 2 (Phase C - Education Facility) , Land Bound By Silvercroft Street, Crown Street And The Mancunian Way, Manchester, M15 4AX

Ward(s): Deansgate Ward

Applicant: Renaker Build Ltd

Agent (if any): Mr John Cooper Deloitte LLP

Case officer: Lucy Harrison
Tel: 0161 234 5795
Email: lucy.harrison@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 8 February 2023

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 17 January 2023 Expired: 7 February 2023

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

The proposal relates to the school building that was approved as part of Phase 2 of the Crown Street development. The school forms part of a 1.1 ha site in the Great Jackson Street Strategic Regeneration Framework Area (SRF). It is bounded by the Mancunian Way, Crown Street Phase 1; the former Bridgewater Canal Offices; a surface level car park; and a slip road off the Mancunian Way linking into Melbourne Street and Crown Street. The site is under construction with two residential towers and the school building.

Description of development

The following amendments are proposed as a result of the detailed design development process and the desire to have the flexibility of opening windows:

- All windows changed from fixed panes to top hung openable;
- External doors height amended to 2100mm from 2700mm;
- New proposed metal plinth at ground floor level, bronze finish.

Consultations & Notification Responses

Environmental Health – No objections.

Issues

The main issue to consider is whether the proposed amendments would have a material impact on the scheme approved under planning permission 133516/MO/2022.

The original scheme had fixed windows and mechanical ventilation due to recommendations within the Air Quality report that was undertaken prior to the first application in 2020. An updated technical note was provided in 2022 which showed that there were no modelled exceedances of NO₂ based on data since the initial report and projections to the opening year. As such, Environmental Health have no objections to windows being openable, as alternative ventilation and NO_x filters for when the windows are closed and additional ventilation is needed is still being provided.

Whilst the proposed changes to the scheme would have an impact on the appearance of the building, it is considered that these changes are minor and not material. The proposed amendments would not change the overall materiality, siting, massing, or height of the building.

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:

Article 35 Declaration

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

1) The proposed amendment relates to alterations to allow opening windows, altered door heights and a metal plinth at ground floor level.

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

10292-Z1-SHP-G000-PL-00-B5D801 P01 Application Boundary Plan
C3-AKL-G100-PL-00-0005 X02 Proposed Site Plan
C3-AKL-G200-EL-XX-0015 P02 Proposed North & South Elevations
C3-AKL-G200-EL-XX-0016 P02 Proposed East & West Elevations
C3-AKL-G200-PL-00-0010 X01 Proposed Ground Floor
C3-AKL-G200-PL-01-0011 X01 Proposed First Floor
C3-AKL-G200-PL-02-0012 X01 Proposed Second Floor
C3-AKL-G200-PL-03-0013 X01 Proposed Third Floor
C3-AKL-G200-SE-XX-0023 X01 Proposed Section A-A
C3-AKL-G251-SE-XX-0017 P02 External Facade Details - Section A
C3-AKL-G251-SE-XX-0018 P02 External Facade Details - Section B
C3-AKL-G251-SE-XX-0019 P01 External Facade Details - Section C

Design & Access Statement by Arkilab Ref: C3-AKL-Z100-RP-XX-0001 dated March 2022
Environmental Statement: Volume 1 - Addendum dated April 2022 by Deloitte
WSP letter dated 7 March 2022

Air Quality Technical Addendum by Ensafé Ref: AQ73415r3 dated 12/04/2022

Environmental Noise Study by Fisher Acoustics Ref: C3-FAC-A180-Rp-XX-001 P01 dated March 2022

School RMA Solar Glare Desktop Review by Gia dated 28/03/2022

Non-Technical Summary (ES Addendum), Environmental Statement Volume 3 dated April 2022 by Deloitte

Crime Impact Statement Version A: 11 March 2022 URN: 2019/-676/CIS/02

Environmental Standards Statement Ref: 2020.187 dated November 2022 by Element Sustainability

Planning Statement by Deloitte dated April 2022

Ventilation Strategy Statement Ref: C3-MEP-G525-RP-XX-001 Revision P05 by MEP Design
Blue Roof & Pump Calculations by WSP Group Ltd dated 05/05/2021

C5 Tower Calculations by WSP Group Ltd dated 29/04/2021

Rear Access Road Calculations by WSP Group Ltd dated 15/01/2021

RIBA Stage 4 Drainage Strategy Ref: Z1-WSP-A180-RP-XX-DS01 Rev P04 by WSP dated January 2021

Z1-WSP-G580-DE-XX-DR01 P02 MH REF C01 in Silvercroft Street Construction Details

Z1-WSP-G580-DE-XX-DR02 P04 Typical Sustainable Urban Drainage (SUDS) Construction Details

Z1-WSP-G580-PL-XX-DR02 P17 Proposed Drainage Layout

Z1-WSP-G580-PL-XX-DR03 P04 Exceedance - Overland Flow Routes

Z1-WSP-G580-SC-XX-001 P02 Manhole Schedule

Z1-WTE-G770-PL-XX-PH01 Revision 01 Blue Roof Layout

Z1-WTE-G770-PL-XX-PH02 Revision P01 Blue Roof Detail

Z3-MEP-G590-PL-B1-003 P07 Public Car Park Mechanical Services Proposed Basement 1
Coordinated Mechanical Services Layout

Z3-MEP-G590-PL-B2-002 C01 Public Car Park Mechanical Services Proposed Basement 2
Coordinated Mechanical Services Layout

Email confirming canopy heights, door guard hoops and vehicle tracking from Jemma Babrook of Deloitte to Lucy Harrison dated 14/06/2022 15:06.

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) 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.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

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

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