

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136217/NMC/2023

Date registered valid: 9 February 2023

Proposal: Non material amendment to planning permission 128911/FO/2020 (as amended 133218/NMC/2022) comprising amendments to rear, Pigeon Street and Laystall Street elevations and condition 49 (Highways Works) to amend the trigger for submission of information.

Address: 32 - 34 Laystall Street, Manchester, M1 2JZ

Ward(s): Piccadilly Ward

Applicant: McCauls Group Ltd

Agent (if any): Mr Nick Berry OMI Architects

Case officer: Angela
Tel: 0161 234 Leckie
Email: angela.leckie@manchester.gov.uk 4651

Recommendation: Approve

Date of recommendation: 11th April 2023

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: 14 February 2023

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 proposed development site comprises a 0.12ha site bounded by Laystall Street, Pigeon Street, Brock Street and a surface level car park (junction of Ducie Street and Pigeon Street and rear ginnel to the rear of 51-53 Ducie Street. The site comprises 2 parts: a) the original 3 storey (above basement) Grade II listed building fronting Laystall Street; and b) the surface level carpark facing onto Pigeon Street. An outrigger to the rear; 1950s extension to the outrigger and the 1990s outbuildings to the rear of the outrigger have recently been demolished following the implementation of the approvals under application ref no's 128911/FO/2020 and 128904/LO/2020 as detailed below:

Erection of 9 storey residential building (Use Class C3) comprising 89 residential units (28 x 1 bed and 61 x 2 bed) and conversion of and 3 storey extension to 32-34 Laystall Street for use as offices (Class E) with associated external works following demolition of outrigger and associated structures along with other associated works including access, servicing, landscaping and secure cycle parking.

Internal and external alterations to 32-34 Laystall Street including: refurbishment of windows; refurbishment of interior; installation of a new access gate; installation of new plant, new roof; and, a three storey corner extension, following demolition of the outrigger and associated structures.

The remaining buildings on site are vacant and in poor condition and 32-34 Laystall Street on the City Council's Buildings at Risk list.

Description of area

The site is part of a much larger area measuring 5.9 ha based around the Rochdale Canal Basin known as Piccadilly Basin. Piccadilly Basin has been a regeneration priority for the past 20 years. Laystall Street connects from the adjacent Ducie Street into Great Ancoats Street.

The site is close to Piccadilly Station, the Northern Quarter, Ancoats Urban Village and New Islington. It falls within both the HS2 Strategic Regeneration (2018) East Village Area which is designated as a mixed used neighbourhood with a residential focus around canal basins and adjacent to the Piccadilly Basin Strategic Regeneration Framework Area (2016). In terms of the latter this aims to deliver new housing and employment space within a mixed-use neighbourhood, based around a waterway in the heart of the City Centre.

Description of development

Consent is now sought to make a series of external amendments to the originally approved planning approval and amend condition 2 (approved drawings and documents). Following advice from a Commercial Letting Agent the design has been refined to make it more attractive and useable in terms of current trends for office specification.

The changes are broken down as follows;

External Amendments

Rear Elevation

- Amendments to sizes of openings; • Exposed Lintel Introduction; • Levels to ramped areas updated; • Drainage pipe setting out updated; • Venting for MVHR omitted. (MVHR not now required); • 3 no fire rated windows omitted and replaced with three sets of fixed shut, timber boarded doors; • The bin store door on the ground floor updated to a timber boarded door to match. Pigeon Street Elevation; • New main entrance door and adjoining window introduced
- Terracotta roses introduced above new entrance door/screen; • Soldier course band wrapped over the head of the doorway; • Striped Brick column reduced to 440mm width from 665mm
- Omission of one window from level 01 and level 02, to tie in with the proposal at ground floor and align more closely with the proportion of glazed opening to solid elements of the showroom façade

Laystall Street Elevation

- Single door to the extension omitted and replaced with full height window; • Striped Brick column reduced to 440mm width from 665mm.

Consent if also sought to amend the trigger for submitting the information to discharge the highways condition (49) from pre-commencement to pre-occupation as due to Programming the details have not been agreed with Highways through the S278 agreement at this stage.

A S19 minor material amendment application to application ref no 136218/JO/2023 to amend the approved external and internal alterations is also under consideration.

Consultations & Notification Responses

None

Issues

Original condition 2

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

a) L0001 Site Location Plan (August 2020) and L0002 (Jan 21);

b) L0029 Demo List Build Basement Rev A (September 2020); L0030 Demo List Build Ground Rev A (September 2020); L0031 DEMO List Build First (September 2020); L0032_DEMO List Build Second (September 2020); L0033 DEMO List Build Roof (September 2020);

c) Proposed GA listed building - L0075 Showroom Build Basement Plan (September 2020); L0076_Showroom Build Ground Plan (September 2020); L0077 Showroom Build First Floor Plan (September 2020); L007 Showroom Build Second Plan (September 2020); L0079 Showroom Build Roof Plan (September 2020);

d) Proposed GA of the new build - L0050 Basement Floor Plan (September 2020); L0051 Ground Floor Plan (September 2020); L0052 First Floor Plan (September 2020); L0053 Second Floor Plan (September 2020); L0054 Third Floor Plan (September 2020); L0055 Fourth-Seventh Floor Plans (September 2020); L0055-56 Fourth-Seventh Floor Plans (September 2020); L0055-57

Fourth-Seventh Floor Plans (September 2020); L0057 Eighth Floor Plan (September 2020); L0058 Roof Plan;

e) Proposed listed building elevations- L0079 Proposed List Build Roof (September 2020); L0087- Proposed Listed Buildings Section AA (September 2020); L0088-Proposed Listed Buildings Section BB (September 2020); L0083-SHOWROOM PROPOSED ELEVATION LAYSTALL (September 2020); L0084- SHOWROOM PROPOSED ELEVATION PIGEON (September 2020); L0085- SHOWROOM PROPOSED ELEVATION BROCK (September 2020); L0086-SHOWROOM PROPOSED ELEVATION BACK (September 2020); L0080 Showroom Proposed Reflective Ceiling Plan 00 (September 2020); L0081 Showroom Proposed Reflective Ceiling Plan 01 (September 2020); L0082 Showroom Proposed Reflective Ceiling Plan 002 (September 2020).

f) Proposed new build elevations - L0060 Proposed Elevations (September 2020); L0061_Proposed Elevations (September 2020), L0062_Proposed Elevations (September 2020); L0063 Proposed Elevations (September 2020); L0064_Proposed Elevations (September 2020); L0065-Proposed Courtyard Elevations (September 2020); L0066-Proposed Context Elevations (September 2020); L0067-Pigeon St Context (September 2020); L0068-Proposed Context Elevations (September 2020); L0069-Proposed Context Elevations (September 2020); L0070_Proposed Site Sections (September 2020); L0071_Proposed Site Sections (September 2020);

g) A 0019-WINDOW SCHEDULE (October 2020); A 0020-WINDOW SCHEDULE (October 2020);

h) Details A 0001-BAY AXO (October 2020); A 0002-BAY ELEV CGI (October 2020); A 0003 - Pigeon St Terrace (October 2020); A 0003-PIGEON ST TERRACE (October 2020); A 0004-COURTYARD GATE (October 2020); A 0010-HISTORIC GATE (October 2020); A 0011_GLAZED SCREEN (October 2020); A 0012-AXO OF LOBBY AND CORRIDOR (October 2020); A 0014-WINDOW DETAILS (October 2020); A 0015-PROPOSED LISTED ROOF BUILD UP (October 2020); A 0016-PROPOSED FLOOR BUILD UPS (October 2020); A 0017-PROPOSED FLOOR DIFFUSERS (October 2020); A 0018-WINDOW SEATING (October 2020); L 0120-COURTYARD BAY STUDY (February 2021); L 0121_SECONDARY ELEVATION BAY STUDY (February 2021); L 0122-DUCIE STREET BAY STUDY (February 2021); L 0123SECONDARY PIGEON BAY STUDY (February 2021); L 0124-CORNER BLOCK BAY STUDY (February 2021).

i) L0090 Proposed Showroom Internal Elevations Room A (September 2020); L0091_Proposed Showroom Internal Elevations Room B (September 2020); L0092 Proposed Showroom Internal Elevations Room B (West) (September 2020); L0093 Proposed Showroom Internal Elevations Room C (September 2020); L0094 Proposed Showroom Internal Elevations Room D (September 2020); L0095 Proposed Showroom Internal Elevations Room E (September 2020); L0096_Proposed Showroom Internal Elevations Room F (September 2020); L0097 Proposed Showroom Internal Elevations Room G (North, East) (September 2020); L0098_Proposed Showroom Internal Elevations Room G (South, West) (September 2020); L0099 Proposed Showroom Internal Elevations Room H (North, East) (September); L0100 Proposed Showroom Internal Elevations Room G (South, West) (September

(j) OMI PROPOSED REFUSE STRATEGY and Section 5.3 and Section 8.0 -Appendix A of the Design and Access Statement by OMI November 2020;

(k) Recommendations in sections, 3, 4, 5, 6 of the Crime Impact Assessment VERSION A: 26.08.20 as amended by Deloitte's e-mails dated 25-01-21 and 09-03-21.

(l) OMI Design and Access Statement November 2020 Accommodation Schedule p22;

(m) OMI Design and Access Statement November 2020 Section 4 HISTORIC FABRIC METHOD STATEMENT;

(n) Former J. Armitage & Son's works, 32-34 Laystall Street, Manchester, Heritage Statement: Significance and Impact by SLHA 23rd November 2020 (Building Record);

(o) Inclusions of measures and targets set out in ENERGY STRATEGY AND ENVIRONMENTAL STANDARDS STATEMENT Rev 3 by Clancy 05/12/2020;

(p) Implementation of Broadband installation in accordance with GTech Surveys Limited, Broadband Connectivity, Assessment
32-34 Laystall Street, 02/11/2020

(q) OFR Fire Strategy 17-03-21;

(r) Redmore Environmental, Air Quality Assessment, Laystall Street, Manchester, Client: McCauls, Reference: 3884r2 Dated: 26th October 2020;

(s) GTech Surveys Limited, Television and Radio Reception, Impact Assessment, 32-34 Laystall Street, 21/10/2020; and

(t) Phase 1 GeoEnvironmental Desk Study by Earth Environment and Geotechnical Laystall Street Manchester August 2020 by Earth Environmental and Geotechnical Ltd.

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.

Proposed condition 2

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

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

a) L0001 Site Location Plan (August 2020) and L0002 (Jan 21);

b) L0029 Demo List Build Basement Rev B ; L0030 Demo List Build Ground Rev B; L0031 DEMO List Build First Rev B ; L0032_DEMO List Build Second Rev A; L0033 DEMO List Build Roof (September 2020);

c) Proposed GA listed building - L0075 Showroom Build Basement Plan Rev A; L0076 Showroom Build Ground Plan Rev A; L0077 Showroom Build First Floor Plan Rev A; L007 Showroom Build Second Plan (September 2020); L0079 Showroom Build Roof Plan (September 2020);

d) Proposed GA of the new build - L0050 Basement Floor Plan Rev A; L0051 Ground Floor Plan Rev A; L0052 First Floor Plan Rev A; L0053 Second Floor Plan Rev A; L0054 Third Floor Plan Rev A; L0055 Fourth-Seventh Floor Plans (September 2020); L0055-56 Fourth-Seventh Floor Plans (September 2020); L0055-57 Fourth-Seventh Floor Plans (September 2020); L0057 Eighth Floor Plan (September 2020); L0058 Roof Plan;

e) Proposed listed building elevations- L0079 Proposed List Build Roof (September 2020); L0087- Proposed Listed Buildings Section AA Rev A; L0088-Proposed Listed Buildings Section BB Rev A; L0083-SHOWROOM PROPOSED ELEVATION LAYSTALL Rev A; L0084- SHOWROOM PROPOSED ELEVATION PIGEON Rev A; L0085- SHOWROOM PROPOSED ELEVATION BROCK (September 2020); L0086-SHOWROOM PROPOSED ELEVATION BACK Rev A; L0080 Showroom Proposed Reflective Ceiling Plan 00 (September 2020); L0081 Showroom Proposed Reflective Ceiling Plan 01 (September 2020); L0082 Showroom Proposed Reflective Ceiling Plan 002 (September 2020).

f) Proposed new build elevations - L0060 Proposed Elevations Rev A; L0061_Proposed Elevations (September 2020), L0062_Proposed Elevations Rev A; L0063 Proposed Elevations (September 2020); L0064_Proposed Elevations (September 2020); L0065-Proposed Courtyard Elevations (September 2020); L0066-Proposed Context Elevations Rev A; L0067-Pigeon St Context Rev A; L0068-Proposed Context Elevations (September 2020); L0069-Proposed Context Elevations (September 2020); L0070_Proposed Site Sections (September 2020); L0071_Proposed Site Sections (September 2020);

g) A 0019-WINDOW SCHEDULE (October 2020); A 0020-WINDOW SCHEDULE (October 2020);

h) Details A 0001-BAY AXO (October 2020); A 0002-BAY ELEV CGI (October 2020); A 0003 - Pigeon St Terrace (October 2020); A 0003-PIGEON ST TERRACE (October 2020); A 0004-COURTYARD GATE (October 2020); A 0010-HISTORIC GATE (October 2020); A 0011_GLAZED SCREEN (October 2020); A 0014-WINDOW DETAILS (October 2020); A 0015-PROPOSED LISTED ROOF BUILD UP (October 2020); A 0016-PROPOSED FLOOR BUILD UPS (October 2020); L 0120-COURTYARD BAY STUDY (February 2021); L 0121_SECONDARY ELEVATION BAY STUDY (February 2021); L 0122-DUCIE STREET BAY STUDY (February 2021); L 0123SECONDARY PIGEON BAY STUDY (February 2021); L 0124-CORNER BLOCK BAY STUDY (February 2021).

i) L0090 Proposed Showroom Internal Elevations Room A (September 2020); L0091_Proposed Showroom Internal Elevations Room B (September 2020); L0092 Proposed Showroom Internal Elevations Room B (West) (September 2020); L0093 Proposed Showroom Internal Elevations Room C (September 2020); L0094 Proposed Showroom Internal Elevations Room D (September 2020); L0095 Proposed Showroom Internal Elevations Room E (September 2020); L0096_Proposed Showroom Internal Elevations Room F (September 2020); L0097 Proposed Showroom Internal Elevations Room G (North, East) (September 2020); L0098_Proposed Showroom Internal Elevations Room G (South, West) (September 2020); L0099 Proposed Showroom Internal Elevations Room H (North, East) (September); L0100 Proposed Showroom Internal Elevations Room G (South, West) (September 2020);

(j) OMI PROPOSED REFUSE STRATEGY and Section 5.3 and Section 8.0 -Appendix A of the Design and Access Statement by OMI November 2020;

(k) Recommendations in sections, 3, 4, 5, 6 of the Crime Impact Assessment VERSION A: 26.08.20 as amended by Deloitte's e-mails dated 25-01-21 and 09-03-21.

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(n) Former J. Armitage & Son's works, 32-34 Laystall Street, Manchester, Heritage Statement: Significance and Impact by SLHA 23rd November 2020 (Building Record);

(o) Inclusions of measures and targets set out in ENERGY STRATEGY AND ENVIRONMENTAL STANDARDS STATEMENT Rev 3 by Clancy 05/12/2020;

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(t) Phase 1 GeoEnvironmental Desk Study by Earth Environment and Geotechnical Laystall Street Manchester August 2020 by Earth Environmental and Geotechnical Ltd;

(u) Design Details Note stamped as received on 23-03-23; and

(v) Dwg 1383/A 0021

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.

Original condition 49

NEW BUILD Notwithstanding the details contained within condition 2 above , prior to the commencement of the residential element of the development a scheme of highway works and details of footpaths reinstatement shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

Footway reinstatement/resurfacing/widening/materials/dropped kerbs and tactiles, relocation of any parking bays (at the applicants expense) or payment of commuted sums and the provision of an accessible car club bay

The approved scheme shall be implemented and be in place prior to the first occupation.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

Proposed condition 49

NEW BUILD Notwithstanding the details contained within condition 2 above , prior to occupation of the residential element of the development a scheme of highway works and details of footpaths reinstatement shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

Footway reinstatement/resurfacing/widening/materials/dropped kerbs and tactiles, relocation of any parking bays (at the applicants expense) or payment of commuted sums and the provision of an accessible car club bay

The approved scheme shall be implemented and be in place prior to the first occupation.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

Principle of the changes as a non material amendment

The proposed amendments would not result in any material change in the scale and massing of the proposed building or the external appearance of the scheme as a whole. There would be improvements to street level activity on Pigeon Street. There will therefore be no perceivable additional impact upon the amenity of neighbouring residents or occupiers as a result of the proposed small-scale amendments.

The proposed amendments relate to changes resulting from detailed design development and improvements to the internal layout resulting from advice from a Commercial Office Letting Agent.

The change to the trigger on Condition 49 has been agreed with Highways and is acceptable.

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

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) L0001 Site Location Plan (August 2020) and L0002 (Jan 21);

b)L0029 Demo List Build Basement Rev B ; L0030 Demo List Build Ground Rev B; L0031 DEMO List Build First Rev B ; L0032_DEMO List Build Second Rev A; L0033 DEMO List Build Roof (September 2020);

c)Proposed GA listed building - L0075 Showroom Build Basement Plan Rev A; L0076 Showroom Build Ground Plan Rev A; L0077 Showroom Build First Floor Plan Rev A); L007 Showroom Build Second Plan (September 2020); L0079 Showroom Build Roof Plan (September 2020);

d)Proposed GA of the new build - L0050 Basement Floor Plan Rev A; L0051 Ground Floor Plan Rev A; L0052 First Floor Plan Rev A; L0053 Second Floor Plan Rev A; L0054 Third Floor Plan Rev A; L0055 Fourth-Seventh Floor Plans (September 2020); L0055-56 Fourth-Seventh Floor Plans (September 2020); L0055-57 Fourth-Seventh Floor Plans (September 2020); L0057 Eighth Floor Plan (September 2020); L0058 Roof Plan;

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2020); L 0120-COURTYARD BAY STUDY (February 2021); L 0121_SECONDARY ELEVATION BAY STUDY (February 2021); L 0122-DUCIE STREET BAY STUDY (February 2021); L 0123SECONDARY PIGEON BAY STUDY (February 2021); L 0124-CORNER BLOCK BAY STUDY (February 2021).

i) L0090 Proposed Showroom Internal Elevations Room A (September 2020); L0091_Proposed Showroom Internal Elevations Room B (September 2020); L0092 Proposed Showroom Internal Elevations Room B (West) (September 2020); L0093 Proposed Showroom Internal Elevations Room C (September 2020); L0094 Proposed Showroom Internal Elevations Room D (September 2020); L0095 Proposed Showroom Internal Elevations Room E (September 2020); L0096_Proposed Showroom Internal Elevations Room F (September 2020); L0097 Proposed Showroom Internal Elevations Room G (North, East) (September 2020); L0098_Proposed Showroom Internal Elevations Room G (South, West) (September 2020); L0099 Proposed Showroom Internal Elevations Room H (North, East) (September); L0100 Proposed Showroom Internal Elevations Room G (South, West) (September 2020);

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(v) Dwg 1383/A 0021

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 policies DC19.1, DC20 and DC26.1.

49) NEW BUILD Notwithstanding the details contained within condition 2 above, prior to occupation of the residential element of the development a scheme of highway works and details of footpaths reinstatement shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

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The approved scheme shall be implemented and be in place prior to the first occupation.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

2) Reason 2: The proposed amendments relate to changes resulting from detailed design development following input from an office letting agent to improve the lettability of the refurbished and extended listed building. The amendments comprise : Amendments to sizes of openings; Exposed Lintel Introduction; Levels to ramped areas updated; Drainage pipe setting out updated; Venting for MVHR omitted. (MVHR not now required); 3no fire rated windows omitted and replaced with three sets of fixed shut, timber boarded doors; o The bin store door on the ground floor updated to a timber boarded door to match. Pigeon Street Elevation; New main entrance door and adjoining window introduced; Terracotta roses introduced above new entrance door/screen; Soldier course band wrapped over the head of the doorway; o Striped Brick column reduced to 440mm width from 665mm; Omission of one window from level 01 and level 02, to tie in with the proposal at ground floor and align more closely with the proportion of glazed opening to solid elements of the showroom façade; Single door to the extension omitted and replaced with full height window; Striped Brick column reduced to 440mm width from 665mm.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

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

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

Area Team Boundary - Name: CENTRAL