

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136052/NMC/2023

Date registered valid: 24 January 2023

Proposal: Non material amendment to application reference 126668/FO/2020 for alterations to the layout of the Penthouse Level (Level 49 Duplex Lower and Level 50 Duplex Upper) of Tower C5 to provide a further 2 dwellings.

Address: Crown Street Phase 2 , Land Bound By Silvercroft Street, Crown Street, And The Mancunian Way, Manchester, M15 4AX

Ward(s): Deansgate Ward

Applicant: Renaker Build Limited

Agent (if any): Mr. John Cooper Deloitte LLP

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

Recommendation:

Date of recommendation: 9 February 2023

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 23 February 2023 Expired: 16 March 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 Phase 2 of the Crown Street development, which is on land bounded by the Mancunian Way, Silvercroft Street and Crown Street within the Great Jackson Street Regeneration Framework area and involves the construction of two residential towers.

Description of development

The approved scheme provided 4 duplex apartments in Tower C5. Non-material amendment application 131955/NMC/2021 was approved to allow 6 duplex apartments in Tower C5. Following a period of marketing of similar apartments, across Tower C4 and the wider Renaker portfolio, the applicant has determined that there is greater demand for smaller penthouse apartments. Alterations are therefore proposed to Level 49 Duplex Lower and Level 50 Duplex Upper of Tower C5, to reconfigure the layout to create 8 smaller duplex apartments.

Consultations & Notification Responses

Environmental Health - The extra four apartments do not make a significant change to the waste strategy and the bin requirements are unchanged.

Issues

The proposal would result in 8 apartments at levels 49 and 50, instead of 6. The proposed apartments would still exceed Manchester's residential space standards and would not affect the external appearance of the building, including the siting, height or massing. The Environmental Statement (ES) submitted with the original application considered a maximum of 865 residential units. Planning permission 126668/FO/2020 approved the delivery of 855 residential units and the proposed amendments would result in an increase of 4 residential units from the number originally approved, to 859 units overall. This is below what was considered in the Environmental Impact Assessment (EIA) for the original application. Environmental Health have confirmed that the approved waste management and bin storage would still be adequate and 100% cycle parking would be provided.

Given the above, it is considered that the proposal would not have a material impact on the original scheme and should be approved.

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 the layout of the Penthouse Level (Level 49 Duplex Lower and Level 50 Duplex Upper) of Tower C5 to provide a further 2 dwellings.

2) Condition 2

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

Zone 1

10292-Z1-SHP-G000-PL-00-B5D801 P 01	Application Boundary Plan
10292-Z1-SHP-G000-PL-00-B5D802 P 02	Phasing Plan - Ground Level
10292-Z1-SHP-G000-PL-B1-B5D801 P 02	Phasing Plan - Basement Level 1
10292-Z1-SHP-G100-PL-00-B5D802 P 01	Zone 1 - Existing Site Plan
10292-Z1-SHP-G100-PL-00-B5D803 P 02	Zone 1 - Proposed Site Plan
10292-Z1-SHP-G100-PL-B1-B5D801 P 03	Zone 1 - GA Plan - Level B1
10292-Z1-SHP-G100-PL-B2-B5D801 P 03	Zone 1 - GA Plan - Level B2
10292-Z1-SHP-G100-PL-B3-B5D801 P 03	Zone 1 - GA Plan - Level B3
10292-Z1-SHP-G100-PL-00-B5D801 P 02	Zone 1 - GA Plan - Level 00
10292-Z1-SHP-G100-PL-01-B5D801 P 02	Zone 1 - GA Plan - Level 01
10292-Z1-SHP-G100-PL-02-B5D801 P 02	Zone 1 - GA Plan - Level 02
10292-Z1-SHP-G100-PL-03-B5D801 P 02	Zone 1 - GA Plan - Typical Plan 1 Levels 03-39
10292-Z1-SHP-G100-PL-40-B5D801 P 02	Zone 1 - GA Plan - Typical Plan 2 Levels 40-45
10292-Z1-SHP-G100-PL-46-B5D801 P 02	Zone 1 - GA Plan - Typical Plan 3 Levels 46-48
10292-Z1-SHP-G100-PL-49-B5D801 P 05	Zone 1 - GA Plan - Level 49 Penthouse Level
10292-Z1-SHP-G100-PL-RF-B5D801 P 02	Zone 1 - GA Plan - Roof
10292-Z1-SHP-G100-EL-XX-B5D801 P 02	Zone 1 - North Elevation
10292-Z1-SHP-G100-EL-XX-B5D802 P 02	Zone 1 - South Elevation
10292-Z1-SHP-G100-EL-XX-B5D803 P 03	Zone 1 - East Elevation
10292-Z1-SHP-G100-EL-XX-B5D804 P 03	Zone 1 - West Elevation
10292-Z1-SHP-G100-EL-XX-B5D805 P 02	Zone 1 - Contextual Elevation - South
10292-Z1-SHP-G100-EL-XX-B5D811 P 02	Zone 1 - North and South Elevation Podium
10292-Z1-SHP-G100-EL-XX-B5D812 P 02	Zone 1 - East and West Elevation Podium
10292-Z1-SHP-F800-PL-00-B5D801	Zone 1 - Servicing Drawing (Phase A)
10292-Z1-SHP-F800-PL-00-B5D802	Zone 1 - Servicing Drawing (Phase A + Phase B)
10292-Z1-SHP-F800-PL-00-B5D802	Zone 1 - Secure Line Drawing
10292-Z1-SHP-F800-PL-00-B5D802	Zone 1 - Refuse Strategy
10292-Z1-SHP-G100-SE-XX-B5D801 P 02	Zone 1 - Section AA
10292-Z1-SHP-G100-SE-XX-B5D802 P 02	Zone 1 - Podium and Basement Carpark Section BB & CC
10292-Z1-SHP-G251-DE-XX-B5D801 P 01	Zone 1 - Podium - Detailed bay study - north elevation
10292-Z1-SHP-G251-DE-XX-B5D802 P 01	Zone 1 - Podium - Detailed bay study - south elevation
10292-Z1-SHP-G251-DE-XX-B5D803 P 01	Zone 1 - Podium - Detailed bay study - west elevation
10292-Z1-SHP-G251-DE-XX-B5D804 P 01	Zone 1 - Podium - Detailed bay study - east elevation
10292-Z1-SHP-G200-DE-XX-B5D801 P 01	Zone 1 - Public Car Park Entrance Building
10292-Z1-SHP-G200-DE-XX-B5D802 P 01	Zone 1 - Public Car Park Escape Enclosure
10292-Z1-SHP-G200-DE-XX-B5D803 P 01	Zone 1 - Public Car Park Smoke Extract Enclosure

Building C3

10292-C3-SHP-G100-PL-00-B5D801 P 02 Zone 1 - School Parameter Plan In Context
10292-C3-SHP-G100-PL-00-B5D802 P 01 Zone 1 - School Parameter Plan
10292-C3-SHP-G100-SE-XX-B5D801 P 01 School Parameter Section

Building C4

10292-C4-SHP-G200-PL-00-B5D801 P 01 C4 - GA Plan - Level 00
10292-C4-SHP-G200-PL-01-B5D801 P 01 C4 - GA Plan - Level 01
10292-C4-SHP-G200-PL-02-B5D801 P 02 C4 - GA Plan - Level 02
10292-C4-SHP-G200-PL-03-B5D801 P 01 C4 - GA Plan - Typical Plan 1 Levels 03-05-07-09-11-13-15-17-19-21-23-25-27-29-31-33-35-37-39-41-43-45
10292-C4-SHP-G200-PL-04-B5D801 P 01 C4 - GA Plan - Typical Plan 2 Levels 04-06-08-10-12-14-16-18-20-22-24-26-28-30-32-34-36-38-40-42-44
10292-C4-SHP-G200-PL-46-B5D801 P 01 C4 - GA Plan - Typical Plan 3 Levels 46-48
10292-C4-SHP-G200-PL-47-B5D801 P 01 C4 - GA Plan- Level 47
10292-C4-SHP-G200-PL-49-B5D801 P 01 C4 - GA Plan - Level 49 (Duplex) - Lower
10292-C4-SHP-G200-PL-50-B5D801 P 01 C4 - GA Plan - Level 50 (Duplex) - Upper
10292-C4-SHP-G200-PL-51-B5D801 P 01 C4 - GA Plan - Level 51
10292-C4-SHP-G200-PL-RF-B5D801 P 01 C4 - GA Plan - Roof
10292-C4-SHP-G200-EL-XX-B5D801 P 03 C4 - East Elevation (C4 as sole development condition)
10292-C4-SHP-G200-EL-XX-B5D802 P 01 C4 - East Podium Elevation (C4 as sole development condition)
10292-C4-SHP-G251-DE-XX-B5D801 P 01 C4 - External Wall Detail - North Elevation
10292-C4-SHP-G251-DE-XX-B5D802 P 01 C4 - External Wall Detail - South Elevation
10292-C4-SHP-G251-DE-XX-B5D803 P 01 C4 - External Wall Detail - West Elevation
10292-C4-SHP-G251-DE-XX-B5D804 P 01 C4 - External Wall Detail - East Elevation (C4 as sole development condition)

Building C5

10292-C5-SHP-G200-PL-00-B5D801 P 01 C5 - GA Plan - Level 00
10292-C5-SHP-G200-PL-01-B5D801 P 01 C5 - GA Plan - Level 01
10292-C5-SHP-G200-PL-02-B5D801 P 01 C5 - GA Plan - Level 02
10292-C5-SHP-G200-PL-03-B5D801 P 01 C5 - GA Plan - Typical Plan 1 Levels 03-06-09-12-15-18-21-24-27-30-33-36-39
10292-C5-SHP-G200-PL-04-B5D801 P 01 C5 - GA Plan - Typical Plan 2 Levels 04-07-10-13-16-19-22-25-28-31-34-37
10292-C5-SHP-G200-PL-05-B5D801 P 01 C5 - GA Plan - Typical Plan 3 Levels 05-08-11-14-17-20-23-26-29-32-35-38
10292-C5-SHP-G200-PL-40-B5D801 P 01 C5 - GA Plan - Typical Plan 4 Levels 40-43-46
10292-C5-SHP-G200-PL-43-B5D801 P 01 C5 - GA Plan - Typical Plan 5 Levels 41-44-47
10292-C5-SHP-G200-PL-44-B5D801 P 01 C5 - GA Plan - Typical Plan 6 Levels 42-45-48
10292-C5-SHP-G200-PL-49-B5D801 P 03 C5 - GA Plan - Level 49 (Duplex) Lower
10292-C5-SHP-G200-PL-50-B5D801 P 03 C5 - GA Plan - Level 50 (Duplex) Upper
10292-C5-SHP-G200-PL-51-B5D801 P 01 C5 - GA Plan - Level 51
10292-C5-SHP-G200-PL-RF-B5D801 P 01 C5 - GA Plan - Roof
10292-C5-SHP-G200-EL-XX-B5D801 P 02 C5 - West Elevation
10292-C5-SHP-G251-DE-XX-B5D801 P 01 C5 - External Wall Detail - Typical Elevation

Landscape

PR-TPM-G710-PL-GRD-3442 101 Rev P6 General Arrangement
PR-TPM-G710-PL-GRD-3442 102 Rev P6 Hardworks
PR-TPM-G710-PL-GRD-3442 201 Rev P5 Planting Plan
Z1-TPM-G710-PL-02-3442 103 Rev P1 C4 & C5 Residents' Garden
Z1-TPM-G710-PL-02-3442 202 Rev P01 C4 & C5 Residents' Garden Softworks

Design and Access Statement Ref: Z1-SHP-A180-RP-XX-B5D801 Revision P02 dated January 2020 by SimpsonHaugh and Partners;
Design and Access Statement - Inclusive Access Addendum Ref: Z1-SHP-A180-RP-XX-B5D803 Revision P01 dated July 2020 by SimpsonHaugh and Partners;
Planning and Tall Building Statement dated April 2020 by Deloitte Real Estate;
Written Scheme of Investigation for an Archaeological Evaluation at Crown Street (Phase 2) in the Castlefield Area of Manchester, Version 3.0 dated 15 January 2020 by Salford Archaeology;
Archaeological Desk-Based Assessment Report No. 2020/02 by Salford Archaeology dated January 2020;
Environmental Standards and Energy Statement dated April 2020 ref: 2019.194 by Element Sustainability;
Ecological Survey and Assessment ref: 2019-275 dated February 2020 by ERAP;
Arboricultural Impact Assessment with Tree Protection Measures by Godwins Arboricultural Limited received by the City Council as local planning authority on 3 April 2020;
Crime Impact Statement version B: 7 February 2020 URN: 2019/0676/CIS/01 by Greater Manchester Police;
Framework Travel Plan Ref: VN91388 dated February 2020 by Vectos;
Site Waste Management Strategy Ref: VN91388 dated February 2020 by Vectos;
Television Baseline Survey Report dated December 2019 by Pager Power;
Aviation Safety Assessment dated March 2020 by Pager Power;
Broadband Connectivity Assessment dated January 2020 by Pager Power;
Ventilation Strategy Statement Ref: 19_021-Z1-MEP-G520-RP-XX-001 Revision P04 dated 18 February 2020 by MEP Design;
Management Strategy dated 9 February 2020 by Zenith Property Management;
Landscape Design Statement Ref: PR-TPM-G710-RP-GRD-3442 501 Rev P5 dated December 2019 by TPM Landscape Architects;
Landscape Management Report Ref: PR-TPM-G710-RP-GRD-3442-502 January 2020 by TPM Landscape Architect;
Local Labour Agreement - Statement of Intent by Renaker Build Ltd received by the City Council as local planning authority on 3 April 2020;
Flood Risk Assessment and Drainage Strategy Report Ref: 70064036-FRA-001 by WSP;
Geo-Environmental Assessment Report Ref: 70059549-11515(3) dated February 2020 by WSP;
Preliminary Risk Assessment Ref: 70059549-11451(2) dated February 2020 by WSP;
Gas Certificates received by the City Council as local planning authority on 8 July 2020;
Environmental Statement Volume 1, Crown Street Phase 2 dated April 2020, prepared by Deloitte Real Estate with reports from technical consultants including:
Air Quality by REC Limited;
Daylight, Sunlight and Overshadowing Assessment by GIA;
Solar Glare by GIA;
Townscape and Visual Impact Assessment by Chris Burnett Associates;
Noise and Vibration by REC Limited;
Traffic and Transport by Vectos;
Wind Microclimate by WSP;
Environmental Statement Volume 2 - Technical Appendices Crown Street Phase 2 dated April 2020;
Environmental Statement Non-Technical Summary Crown Street Phase 2 dated April 2020;

Email from Ed Britton to Lucy Harrison dated 16 July, including the marked up Tower C4 - West Elevation drawing reference number 10292-C4-SHP-G251-EI-XX-005 P01 received by the City Council as local planning authority on 16 July 2020;

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