

Planning**Growth & Development****Delegated officer report for planning application****Application no.** 134072/FO/2022**Date registered valid:** 24 August 2022**Proposal:** The works involve the installation of pontoon, three tubular steel piles and an access brow (gangway).**Address:** Works Area Is On The River Irwell Immediately Downstream Of Albert Bridge (Bridge Street West) On The SE Bank Near The Peoples History Museum, Manchester**Ward(s):** Deansgate Ward**Applicant:** Simon Salt Irwell & Mersey Packet Co Ltd**Agent (if any):** Dr Paul Tosswell Lymington Technical Services Ltd**Case officer:** David
Tel: 0161 234
Email: dave.brettell@manchester.gov.uk
Brettell
4556**Recommendation: APPROVE****Date of recommendation:** 19.05.2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 24 March 2023 Expired: 14 April 2023

Neighbour notifications

Printed: 30 August 2022 Expired: 20 September 2022

Site notice

Posted: Expired:

Press advert

Published: 6 September 2022 Expired: 27 September 2022

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 site is on the south bank of the River Irwell, close to Albert Bridge. It is located on a paved waterfront area adjacent to the Peoples History Museum. Access is from the rear of the museum and from steps leading from Bridge Street West.

Description of development

The installation of the proposed pontoon is required to provide a replacement landing/boarding location for Manchester River Cruises on the River Irwell. Manchester River Cruises operate a range of river tours and cruises on the River Irwell and Manchester Ship Canal. The proposed pontoon is to replace the existing access point on the opposite side of the river, within Salford, which is being redeveloped.

The works involve the installation of 25m long, 2.4m wide pontoon, three tubular steel piles and an access brow (gangway).

Access to and from the vessel will be via a ramped walkway (referred to in the application as 'the brow'). The length of the brow is restricted by the available space.

In terms of design, the pontoon consists of concrete cased floats supporting the metal framed walkways. The decking consists of a durable hardwood. The pontoon is held in place by tubular steel piles (typical diameter 408mm) driven into the river bed. The piles are to be painted with a marine friendly paint.

The applicant currently operates their vessel from the same length of river, and the proposed installation makes no change to this service offered.

Consultations & Notification Responses

Site Notice / Press Notice – No comments received
Neighbours – No comments received.

Highway Services – No objection
Environmental Health - Recommended condition for hours and CMP
MCC Flood Risk Management – No objection
Manchester Water Safety Partnership – No objection
Greater Manchester Police – No objection
Environment Agency – No objection
Greater Manchester Ecology Unit – No objection
Salford City Council – No objection

Issues

The proposed pontoon location was identified in conjunction with the City Council, with the cruises offering a popular attraction to visitors.

In relation to policy, the development is in accordance with Core Strategy Policy SP 1. (Spatial Principles) in that the development would be highly sustainable and be consistent with the aim of bringing forward economic and commercial development.

In addition, Policy CC4. (Visitors, tourist, culture and leisure) states “The City Centre will be the focus for culture and leisure in the City Region. Proposals to improve the appearance, use and accessibility of all cultural and visitor attractions and associated facilities will be supported. The improvement of facilities for business visitors will also be supported.”

The proposal is also in accordance with the provisions of Policy DM1. Development Management.

No objections have been raised from consultees, and the agent has confirmed acceptance of an hours restriction, as suggested by Environmental Health.

In relation to visual amenity, the pontoon is at a lower level than the adjacent highway, Bridge Street West and further obscured by the Peoples History Museum building. The clearest view of the structure is from the opposite side of the river, and given its lightweight construction it is not considered to be unduly prominent.

The nearest residential properties are the Leftbank apartments. The location of the pontoon is alongside a public realm pedestrian route, which is already actively used. Customers for the cruises are therefore not considered to have an adverse impact upon residential amenity in the area. Environmental Health have not raised noise from customers as an issue and no objections have been received from residents.

Regarding Flood Risk, details of the pontoon have been revised, further to discussions with the Environment Agency

It is therefore considered that the proposed development is acceptable, and will bring benefits to support the role of the City Centre.

Accordingly, the application is recommended for approval, subject to conditions.

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

In assessing the merits of a planning application, officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. No issues have been raised in relation to this development.

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:

Proposed pontoon and access brow plan ref:10908/1 Rev., dated 21.01.23, showing pile level raised.

Design and Access Statement July 2022, received on 5th August 2022.

Planning Statement June 2022, received on 16th June 2022.

Pontoon – Peoples History Museum Document 2023, received on 18th August 2022.

Environment Agency Flood Map doc. 2023-01-12T08-16 23.390Z received on 12th January 2023

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to Policy DM1 (Development Management) of the Manchester Core Strategy.

3) The last boarding time for the pontoon shall be 9pm with return and customers to have left the vessel by 11:15pm, and shall be limited to operating no more than 5 nights out of 7 per week.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

4) Prior to the commencement of development, a construction management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:

Details of an emergency contact telephone number;

A community consultation plan

The development shall only be carried out in accordance with the approved management plan.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

5) Prior to the commencement of development, an operational management plan outlining procedures relating to residential amenity and customer safety shall be submitted to and approved in writing by the City Council as Local Planning authority.

The plan shall be implemented upon the first use of the development and thereafter carried out in accordance with the approved operational management plan.

Reason - To safeguard the amenities of nearby residents and customers, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

6) Prior to the commencement of the development, samples and specifications of all of all materials to be used on the development, along with jointing and fixing details, have been submitted to and approved in writing by the City Council as local planning authority. The approved materials shall be implemented as part 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.

Appendix 1 – List of consultees & neighbours notified

Manchester Water Safety Partnership
Highway Services
Environmental Health
MCC Flood Risk Management
Parks & Events
Manchester Water Safety Partnership
Greater Manchester Police
Environment Agency
Greater Manchester Ecology Unit
Salford City Council

Apartment 339, 2 Left Bank, Manchester, M3 3AD
Apartment 836, 6 Left Bank, Manchester, M3 3AE
Manchester Civil Justice Centre, Crown Square, Manchester, M60 9DJ
Apartment 937, 6 Left Bank, Manchester, M3 3AF
Apartment 241, 2 Left Bank, Manchester, M3 3AD
Unit B3-B4, Left Bank, Manchester, M3 3AN
Peoples History Museum, Left Bank, Manchester, M3 3ER
Apartment 1331, 6 Left Bank, Manchester, M3 3AF
Apartment 1230, 6 Left Bank, Manchester, M3 3AF
Apartment 1229, 6 Left Bank, Manchester, M3 3AF
Apartment 1227, 6 Left Bank, Manchester, M3 3AF
Apartment 1127, 6 Left Bank, Manchester, M3 3AF
Apartment 1036, 6 Left Bank, Manchester, M3 3AF
Apartment 1029, 6 Left Bank, Manchester, M3 3AF
Apartment 933, 6 Left Bank, Manchester, M3 3AF
Apartment 828, 6 Left Bank, Manchester, M3 3AE
Apartment 827, 6 Left Bank, Manchester, M3 3AE
Apartment 736, 6 Left Bank, Manchester, M3 3AE
Apartment 730, 6 Left Bank, Manchester, M3 3AE
Apartment 725, 6 Left Bank, Manchester, M3 3AE
Apartment 629, 6 Left Bank, Manchester, M3 3AE
Apartment 437, 6 Left Bank, Manchester, M3 3AE
Apartment 436, 6 Left Bank, Manchester, M3 3AE
Apartment 430, 6 Left Bank, Manchester, M3 3AE
Apartment 335, 6 Left Bank, Manchester, M3 3AD
Apartment 332, 6 Left Bank, Manchester, M3 3AE
Apartment 236, 6 Left Bank, Manchester, M3 3AE
Apartment 234, 6 Left Bank, Manchester, M3 3AE
Apartment 230, 6 Left Bank, Manchester, M3 3AE
Apartment 227, 6 Left Bank, Manchester, M3 3AE
Apartment 338, 2 Left Bank, Manchester, M3 3AD
Apartment 535, 2 Left Bank, Manchester, M3 3AD
Apartment 341, 2 Left Bank, Manchester, M3 3AD
Apartment 1231, 6 Left Bank, Manchester, M3 3AF
Apartment 1030, 6 Left Bank, Manchester, M3 3AF
Apartment 927, 6 Left Bank, Manchester, M3 3AF
Apartment 732, 6 Left Bank, Manchester, M3 3AE
Apartment 634, 6 Left Bank, Manchester, M3 3AE
Apartment 433, 6 Left Bank, Manchester, M3 3AE
Apartment 333, 6 Left Bank, Manchester, M3 3AE
Apartment 331, 6 Left Bank, Manchester, M3 3AE

Apartment 327, 6 Left Bank, Manchester, M3 3AE
Apartment 326, 6 Left Bank, Manchester, M3 3AE
Apartment 233, 6 Left Bank, Manchester, M3 3AE
Apartment 232, 6 Left Bank, Manchester, M3 3AE
Apartment 231, 6 Left Bank, Manchester, M3 3AE
Apartment 435, 2 Left Bank, Manchester, M3 3AD
Apartment 1503, 6 Left Bank, Manchester, M3 3AF
Apartment 1330, 6 Left Bank, Manchester, M3 3AF
Apartment 1328, 6 Left Bank, Manchester, M3 3AF
Apartment 1133, 6 Left Bank, Manchester, M3 3AF
Apartment 931, 6 Left Bank, Manchester, M3 3AF
Apartment 829, 6 Left Bank, Manchester, M3 3AE
Apartment 726, 6 Left Bank, Manchester, M3 3AE
Apartment 631, 6 Left Bank, Manchester, M3 3AE
Apartment 532, 6 Left Bank, Manchester, M3 3AE
Apartment 530, 6 Left Bank, Manchester, M3 3AE
Apartment 329, 6 Left Bank, Manchester, M3 3AE
Apartment 441, 2 Left Bank, Manchester, M3 3AD
Apartment 636, 2 Left Bank, Manchester, M3 3AD
Apartment 1326, 6 Left Bank, Manchester, M3 3AF
Apartment 1131, 6 Left Bank, Manchester, M3 3AF
Apartment 1128, 6 Left Bank, Manchester, M3 3AF
Apartment 1125, 6 Left Bank, Manchester, M3 3AF
Apartment 1033, 6 Left Bank, Manchester, M3 3AF
Apartment 925, 6 Left Bank, Manchester, M3 3AF
Apartment 737, 6 Left Bank, Manchester, M3 3AE
Apartment 728, 6 Left Bank, Manchester, M3 3AE
Apartment 633, 6 Left Bank, Manchester, M3 3AE
Apartment 628, 6 Left Bank, Manchester, M3 3AE
Apartment 533, 6 Left Bank, Manchester, M3 3AE
Apartment 527, 6 Left Bank, Manchester, M3 3AE
Apartment 635, 2 Left Bank, Manchester, M3 3AD
Apartment 1404, 6 Left Bank, Manchester, M3 3AF
Apartment 1325, 6 Left Bank, Manchester, M3 3AF
Apartment 1032, 6 Left Bank, Manchester, M3 3AF
Apartment 1027, 6 Left Bank, Manchester, M3 3AF
Apartment 926, 6 Left Bank, Manchester, M3 3AF
Apartment 839, 6 Left Bank, Manchester, M3 3AE
Apartment 729, 6 Left Bank, Manchester, M3 3AE
Apartment 632, 6 Left Bank, Manchester, M3 3AE
Apartment 630, 6 Left Bank, Manchester, M3 3AE
Apartment 228, 6 Left Bank, Manchester, M3 3AE
Apartment 627, 6 Left Bank, Manchester, M3 3AE
Apartment 328, 6 Left Bank, Manchester, M3 3AE
Apartment 325, 6 Left Bank, Manchester, M3 3AE
Apartment 238, 2 Left Bank, Manchester, M3 3AD
Apartment 1233, 6 Left Bank, Manchester, M3 3AF
Apartment 1232, 6 Left Bank, Manchester, M3 3AF
Apartment 1228, 6 Left Bank, Manchester, M3 3AF
Apartment 1129, 6 Left Bank, Manchester, M3 3AF
Apartment 1037, 6 Left Bank, Manchester, M3 3AF
Apartment 929, 6 Left Bank, Manchester, M3 3AF
Apartment 928, 6 Left Bank, Manchester, M3 3AF
Apartment 837, 6 Left Bank, Manchester, M3 3AE

Apartment 832, 6 Left Bank, Manchester, M3 3AE
Apartment 831, 6 Left Bank, Manchester, M3 3AE
Apartment 727, 6 Left Bank, Manchester, M3 3AE
Apartment 526, 6 Left Bank, Manchester, M3 3AE
Apartment 432, 6 Left Bank, Manchester, M3 3AE
Apartment 336, 6 Left Bank, Manchester, M3 3AE
Apartment 235, 2 Left Bank, Manchester, M3 3AD
Apartment 539, 2 Left Bank, Manchester, M3 3AD
Apartment 538, 2 Left Bank, Manchester, M3 3AD
Apartment 1332, 6 Left Bank, Manchester, M3 3AF
Apartment 1329, 6 Left Bank, Manchester, M3 3AF
Apartment 1405, 6 Left Bank, Manchester, M3 3AF
Apartment 1327, 6 Left Bank, Manchester, M3 3AF
Apartment 1132, 6 Left Bank, Manchester, M3 3AF
Apartment 1130, 6 Left Bank, Manchester, M3 3AF
Apartment 1126, 6 Left Bank, Manchester, M3 3AF
Apartment 1031, 6 Left Bank, Manchester, M3 3AF
Apartment 1028, 6 Left Bank, Manchester, M3 3AF
Apartment 1504, 6 Left Bank, Manchester, M3 3AF
Apartment 930, 6 Left Bank, Manchester, M3 3AF
Apartment 731, 6 Left Bank, Manchester, M3 3AE
Apartment 536, 6 Left Bank, Manchester, M3 3AE
Apartment 529, 6 Left Bank, Manchester, M3 3AE
Apartment 427, 6 Left Bank, Manchester, M3 3AE
Apartment 337, 6 Left Bank, Manchester, M3 3AE
Apartment 334, 6 Left Bank, Manchester, M3 3AE
Apartment 229, 6 Left Bank, Manchester, M3 3AE
Apartment 222, 6 Left Bank, Manchester, M3 3AE
Apartment 340, 2 Left Bank, Manchester, M3 3AD
Apartment 440, 2 Left Bank, Manchester, M3 3AD
Apartment 239, 2 Left Bank, Manchester, M3 3AD
Apartment 438, 2 Left Bank, Manchester, M3 3AD
Apartment 537, 2 Left Bank, Manchester, M3 3AD
Apartment 936, 6 Left Bank, Manchester, M3 3AF
Apartment 932, 6 Left Bank, Manchester, M3 3AF
Apartment 830, 6 Left Bank, Manchester, M3 3AE
Apartment 528, 6 Left Bank, Manchester, M3 3AE
Apartment 733, 6 Left Bank, Manchester, M3 3AE
Apartment 534, 6 Left Bank, Manchester, M3 3AE
Apartment 531, 6 Left Bank, Manchester, M3 3AE
Apartment 525, 6 Left Bank, Manchester, M3 3AE
Apartment 434, 6 Left Bank, Manchester, M3 3AE
Apartment 833, 6 Left Bank, Manchester, M3 3AE
Apartment 431, 6 Left Bank, Manchester, M3 3AE
Apartment 429, 6 Left Bank, Manchester, M3 3AE
Apartment 428, 6 Left Bank, Manchester, M3 3AE
Apartment 330, 6 Left Bank, Manchester, M3 3AE
Apartment 237, 6 Left Bank, Manchester, M3 3AE
Apartment 439, 2 Left Bank, Manchester, M3 3AD
Apartment 240, 2 Left Bank, Manchester, M3 3AD
Apartment 540, 2 Left Bank, Manchester, M3 3AD
4 Stanley Street, Salford, M3 5BT
Affinity Living Riverside, Salford, M3 5BT

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

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 3 (high risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: CENTRAL