

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136185/NMC/2023

Date registered valid: 7 February 2023

Proposal: Non-material amendment to planning permission 122280/FO/2019 to reconfigure internal layout and elevational alterations including amendments to rooftop plant.

Address: Land Bounded By Great Ducie Street And Mirabel Street Manchester, M3 1PJ

Ward(s): Deansgate Ward

Applicant: Ms Emma Corcoran One Heritage Limited

Agent (if any): Miss Kelly Paddick Euan Kellie Property Solutions Limited

Case officer: Tony Mitchell
Tel: 0161 234 4776
Email: anthony.mitchell@manchester.gov.uk

Recommendation: approve

Date of recommendation: 5 April 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

The application site comprises of two parcels of land which are divided by a public highway, Breslyn Street, which links Great Ducie Street to the east with Mirabel Street to the west. The entire application site is located within the administrative area of Manchester City Council.

Description of development

The proposed amendments are summarised below:

Change to the general arrangement layout to ground floor retail units within Block A (bound by Great Ducie Street and Breslyn Street) and car parking provision within Block B (bound by Mirabel Street and Breslyn Street).

Change to general arrangement layout change to apartments within Block B due to 'no build zone' with adjacent Beaumont Building.

Change to the layout of and access to the external amenity space (roof level of Block A) including provision of access ramp and WC.

Recessed shop windows to Block A omitted and made flush with building façade to remove

opportunities for anti-social behaviour.

Amendments to gable windows on the west elevation of Block A (overlooking World Wide Fancy Goods) to reduce the size of the openable window to 1sqm in line with fire regulations. The remainder of the window is to be opaque glazed with a fire rated wall constructed to the rear of the window.

Omission of roof mounted plant / feature aluminium screens to perimeter of roofs and terrace areas.

Increase to height of masonry parapets to perimeter of roof areas following omission of plant screen.

Outward opening windows amended to opening inwards with externally mounted glazed balustrades.

Reduction of level 14 roof parapet fronting Great Ducie Street and the lift overrun surround. Amendments to feature saw tooth windows to allow for construction requirements and buildability, as well as long term maintenance considerations.

Inclusion of louvres to head of retail windows to allow for future mechanical ventilation. Amendments to windows in line with mechanical ventilation strategy and inclusion of glass balustrades in line with guarding requirements as set under Part K of Building Regulations.

Removal of openable windows adjacent to the railway line in line with request from Network Rail.

Consultations & Notification Responses

None needed

Issues

The proposed amendments seek minor non-material amendments to the internal layout of the approved development. The internal amendments are considered non-material and the changes proposed do not alter the nature of the original application that was consulted upon.

The proposed amendments also seek minor amendments to the external appearance of the approved development. The external amendments are considered non-material and the changes proposed do not alter the nature or appearance of the original application, such that it would have a greater material impact than that which was consulted upon.

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 seeks to make elevational alterations and internal reconfiguration of layout including:

Change to the general arrangement layout to ground floor retail units within Block A (bound by Great Ducie Street and Breslyn Street) and car parking provision within Block B (bound by Mirabel Street and Breslyn Street).

Change to general arrangement layout change to apartments within Block B due to 'no build zone' with adjacent Beaumont Building.

Change to the layout of and access to the external amenity space (roof level of Block A) including provision of access ramp and WC.

Recessed shop windows to Block A omitted and made flush with building façade to remove opportunities for anti-social behaviour.

Amendments to gable windows on the west elevation of Block A (overlooking World Wide Fancy Goods) to reduce the size of the openable window to 1sqm in line with fire regulations. The remainder of the window is to be opaque glazed with a fire rated wall constructed to the rear of the window.

Omission of roof mounted plant / feature aluminium screens to perimeter of roofs and terrace areas.

Increase to height of masonry parapets to perimeter of roof areas following omission of plant screen.

Outward opening windows amended to opening inwards with externally mounted glazed balustrades.

Reduction of level 14 roof parapet fronting Great Ducie Street and the lift overrun surround.

Amendments to feature saw tooth windows to allow for construction requirements and buildability, as well as long term maintenance considerations.

Inclusion of louvres to head of retail windows to allow for future mechanical ventilation.

Amendments to windows in line with mechanical ventilation strategy and inclusion of glass balustrades in line with guarding requirements as set under Part K of Building Regulations.

Removal of openable windows adjacent to the railway line in line with request from Network Rail.

2) Condition 2 to read as follows:

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

Access Arrangements Plan
Accommodation Schedule
Affordable Housing Statement
Air Quality Assessment
Archaeological Desktop Assessment Report
Baseline TV Signal Survey and TV Reception Impact Assessment
Broadband Connectivity Assessment
Certificate of Ownership and Notification
Commercial Delivery Statement
Crime Impact Statement
Daylight and Sunlight Report
Demolition and Construction Methodology Report
Demolition Plan
Design and Access Statement
Ecological Survey Report
Energy Statement and Environmental Standards Statement
Environmental Noise Report
Fire Engineering Report
Flood Risk Assessment
Framework Travel Plan
Heritage Assessment
Phase 1 Desk Based Ground Conditions Report
Planning and Tall Building Statement
Planning Application Form
Residential Management Strategy Statement
Response to the Manchester Green and Blue Infrastructure Strategy
Servicing and Site Waste Management Strategy
Statement of Consultation
Street Tree Planting Strategy
Transport Statement
Travel Plan
TV Reception Survey
Utility Statement
Ventilation Strategy
Ventilation Strategy
Viability Appraisal
Wind Engineering Desktop Study

Drawings

Location Plan L(--)-150 Rev A
Façade Study 1 L(--)-210
Façade Study 3 L(--)-212
Façade Study 6 L(--)-215
all received by the Local Planning Authority on 26 February 2019

Location Plan L(--)-150 Revision A
Level 0 GA Plan 04-0000 Revision A

Level 1-2 GA Plan 04-0001 Revision A
Level 3-4 GA Plan 04-0003 Revision A
Level 5-9 GA Plan 04-0005 Revision A

Level 10 GA Plan 04-0010 Revision A
Level 11-12 GA Plan 04-0011 Revision A
Level 13 GA Plan 04-0013 Revision A
Roof Plan Layout 04-0014 Revision A
GA North Elevation Section AA - NMA Changes 04-1000 Revision A
GA North Elevation Section BB - NMA Changes 04-1001 Revision A
GA East Elevation - NMA Changes 04-1002 Revision A
GA East Elevation Section CC - NMA Changes 04-1003 Revision A
GA South Elevation - NMA Changes 04-1004 Revision A
GA West Elevation - NMA Changes 04-1005 Revision A
GA West Elevation Section DD - NMA Changes 04-1006 Revision A
GA South Elevation Section EE - NMA Changes 04-1007 Revision A
GA North Elevation Section FF - NMA Changes 04-1008 Revision A
One Victoria, Great Ducie Street, Manchester 'Proposed Amendments' document dated 25 January 2023
all received by the Local Planning Authority on 7 February 2023

Facade Study 2 04-0070 Revision A
Facade Study 4 04-0072 Revision A
Facade Study 5 04-0073 Revision A
Facade Study 7 04-0075 Revision A
Typical Window comparison showing planning intent against coordinated design 04-0080 - Revision A
all received by the Local Planning Authority on 20 March 2023

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.

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

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Flood Zones Type 2 (low to medium risk) -

Area Team Boundary - Name: CENTRAL