

Planning

Growth & Development

Delegated officer report for planning application

Application no.	135434/FO/2022		
Date registered valid:	19 December 2022		
Proposal:	Replacement of standing-seam zinc cladding with new, including localised increased depth of cladding system.		
Address:	1 Rice Street, Manchester, M3 4JL		
Ward(s):	Deansgate		Ward
Applicant:	360 Management Company Ltd.		
Agent (if any):	Anthony Walker Easton Bevins Ltd		
Case officer:	Max		Gibson
	Tel:	0161 219	6359
	Email: maximillian.gibson@manchester.gov.uk		
Recommendation:	Approve		
Date of recommendation:	08/02/2023		

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 6 January 2023 Expired: 27 January 2023

Neighbour notifications

Printed: 6 January 2023 Expired: 27 January 2023

Site notice

Posted: Expired:

Press advert

Published: 10 January 2023 Expired: 31 January 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order: n/a

Description of area

The area relates to a neighbourhood known as Castlefield in the south-west of Manchester city centre. Historically, the area mainly contained warehouses but has undergone comprehensive redevelopment in the late 20th and early 21st Century. There are several different uses in the area, including residential, offices, restaurants, bars and museums. The site falls within the Castlefield Conservation Area 1979.

The site relates to 1 Rice Street, an apartment building with 51no. residential units, ground floor commercial units and a basement carpark. The building has been reclad over the past few years to improve fire safety.

Description of development

The development relates to the replacement of the existing standing-seam zinc cladding with new zinc cladding. The replacement will be essentially like-for-like but changes in the structure underlying the cladding will result in an increase localised depth.

Consultations & Notification Responses

Environmental Health - Can accept noise assessment provided. No further comments.

Health & Safety Executive (Fire Safety) - Following a review of the information available in the planning application HSE is satisfied with the design to the extent that it affects land use planning considerations

Publicity - A notice was displayed on site to inform passers-by of the development. The development was advertised in the local press as one affecting a conservation area. Letters were sent to the occupiers of surrounding properties informing them of the development. No responses have been received as a result of this publicity.

Policy

The proposal should be assessed against the following policies: Core Strategy policies SP1 Spatial Principles, CC9 Design and Heritage, EN1 Design Principles and Strategic Character Areas, EN3 Heritage and DM1 Development Management; saved Unitary Development Plan (UDP) policies DC 18.1 Conservation Areas and DC26 Development and Noise; and the NPPF sections 8 Promoting Healthy and Safe Communities, 12 Achieving Well-Designed Places and 16 Conserving and Enhancing the Historic Environment.

Planning history

The building at 1 Rice Street was originally given permission in 2001 under app. ref. 062281/FO/CITY3/01:

Mixed use development comprising an apartment building of 51 no. units with A1/A2/B1/D1 uses at ground floor level and basement car parking after demolition of existing office/warehouse building

Replacement of the timber cladding on the building was approved in 2021 by app. ref. 128507/FO/2020:

Replacement of timber cladding to all elevations. Timber to be replaced with non-combustible cement board (appearance, texture and colour is like for like), as part of ongoing statutory fire compliance works

Issues

The proposed cladding is a close like-for-like visual match to the existing zinc, although it should be noted that the colour of the new cladding will initially be brighter as it will not have weathered. Over time, it should soften to a colour more like that currently in place.

The increase in localised depth is minimal, with the cross sections of the cladding system contained within the acoustic assessment showing an increase in depth of 4mm. As a result, the increase in depth is unlikely to be discernible to the naked eye. This should ensure that the impacts on the character Castlefield Conservation Area are minimised.

The acoustic report has been assessed by environmental health, who believe the change of cladding system is unlikely to result in any increases in noise, thereby protecting the amenity of other local occupiers.

The new cladding system will not have a timber element to the underlying structure as found in the current cladding system. The removal of a combustible timber from the cladding system should help improve fire safety, thereby protecting residents from harm.

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

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal is considered to be acceptable and therefore determined within a timely manner.

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:

Drawing - Proposed:

- P10078/P/203 ELEVATIONS 1 & 2 RICE ST. & DUKE STREET
- P10078/P/204 ELEVATIONS 3 & 4 DUKE PL & ARENA END
- P10078/P/205 SECTIONAL ELEVATIONS 5 & 6 SECTIONS A&B
- P/207 TYPICAL PRODUCTS AND FIXING DETAILS

Drawing - Existing & Proposed:

- WALL CONSTRUCTION DETAILS - ZINC

received by the city council, as local planning authority, on 10/11/2022.

Supporting information:

- DESIGN, ACCESS AND HERITAGE STATEMENT

received by the city council as local planning authority, on 19/12/2022.

Sample - Quartz-Zinc Plus by VMZINC received by the city council, as local planning authority, 07/02/2023.

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.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Health & Safety Executive (Fire Safety)

Basement To Fourth Floor, Wellington Mills, Duke Street, Manchester, M3 4NF
St Mathews, Liverpool Road, Manchester, M3 4NQ
Unit 1, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Third Floor, Nucleus, 21 Rice Street, Manchester, M3 4JL
Ground Floor To Second Floor, Nucleus, 21 Rice Street, Manchester, M3 4JL
Ground Floor, Nucleus, 21 Rice Street, Manchester, M3 4JL
Nucleus, 21 Rice Street, Manchester, M3 4JL
Unit 4, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 115, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 107, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 105, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 102, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 214, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 113, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 110, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 410, 1 Rice Street, Manchester, M3 4JL
Flat 401, 1 Rice Street, Manchester, M3 4JL
Unit 3, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Unit 2, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Wellington Mills, Duke Street, Manchester, M3 4NF
Flat 408, 1 Rice Street, Manchester, M3 4JL
Flat 409, 1 Rice Street, Manchester, M3 4JL
Flat 305, 1 Rice Street, Manchester, M3 4JL
Flat G6, 1 Rice Street, Manchester, M3 4JL
Flat G7, 1 Rice Street, Manchester, M3 4JL
Flat 202, 1 Rice Street, Manchester, M3 4JL
Flat 306, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 304, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 216, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 210, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 202, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 109, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 108, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 403, 1 Rice Street, Manchester, M3 4JL
Flat 206, 1 Rice Street, Manchester, M3 4JL
Flat 211, 1 Rice Street, Manchester, M3 4JL
Flat 212, 1 Rice Street, Manchester, M3 4JL
Flat 301, 1 Rice Street, Manchester, M3 4JL
Flat 302, 1 Rice Street, Manchester, M3 4JL
Flat G3, 1 Rice Street, Manchester, M3 4JL
Flat G5, 1 Rice Street, Manchester, M3 4JL
Flat 102, 1 Rice Street, Manchester, M3 4JL
Flat 305, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 308, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 205, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 112, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 106, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 304, 1 Rice Street, Manchester, M3 4JL
Flat 310, 1 Rice Street, Manchester, M3 4JL

Flat 502, 1 Rice Street, Manchester, M3 4JL
Flat G1, 1 Rice Street, Manchester, M3 4JL
Flat 208, 1 Rice Street, Manchester, M3 4JL
Flat 110, 1 Rice Street, Manchester, M3 4JL
Flat 111, 1 Rice Street, Manchester, M3 4JL
Flat 201, 1 Rice Street, Manchester, M3 4JL
Flat 316, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 302, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 303, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 404, 1 Rice Street, Manchester, M3 4JL
Flat 601, 1 Rice Street, Manchester, M3 4JL
Flat G8, 1 Rice Street, Manchester, M3 4JL
Flat 204, 1 Rice Street, Manchester, M3 4JL
Flat 104, 1 Rice Street, Manchester, M3 4JL
Flat 107, 1 Rice Street, Manchester, M3 4JL
Flat 317, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 315, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 314, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 204, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 116, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 111, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 402, 1 Rice Street, Manchester, M3 4JL
Flat 307, 1 Rice Street, Manchester, M3 4JL
Flat 501, 1 Rice Street, Manchester, M3 4JL
Flat 503, 1 Rice Street, Manchester, M3 4JL
Flat 112, 1 Rice Street, Manchester, M3 4JL
Flat 101, 1 Rice Street, Manchester, M3 4JL
Flat 313, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 215, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 213, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 212, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 211, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 208, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 201, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 406, 1 Rice Street, Manchester, M3 4JL
Flat 407, 1 Rice Street, Manchester, M3 4JL
Flat 306, 1 Rice Street, Manchester, M3 4JL
Flat 207, 1 Rice Street, Manchester, M3 4JL
Flat 209, 1 Rice Street, Manchester, M3 4JL
Flat 405, 1 Rice Street, Manchester, M3 4JL
Flat 303, 1 Rice Street, Manchester, M3 4JL
Flat 308, 1 Rice Street, Manchester, M3 4JL
Flat 309, 1 Rice Street, Manchester, M3 4JL
Flat 505, 1 Rice Street, Manchester, M3 4JL
Flat 312, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 311, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat G4, 1 Rice Street, Manchester, M3 4JL
Flat 210, 1 Rice Street, Manchester, M3 4JL
Flat 105, 1 Rice Street, Manchester, M3 4JL
Flat G2, 1 Rice Street, Manchester, M3 4JL
Flat 203, 1 Rice Street, Manchester, M3 4JL
Flat 205, 1 Rice Street, Manchester, M3 4JL
Flat 103, 1 Rice Street, Manchester, M3 4JL
Flat 109, 1 Rice Street, Manchester, M3 4JL

Flat 108, 1 Rice Street, Manchester, M3 4JL
Flat 106, 1 Rice Street, Manchester, M3 4JL
Flat 319, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 307, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 217, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 506, 1 Rice Street, Manchester, M3 4JL
Flat 309, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 310, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 301, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 104, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Galloway, Rice Street, Manchester, M3 4JL
Flat 318, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 209, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 207, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 206, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 203, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 117, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 114, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 103, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 101, 73 - 83 Liverpool Road, Manchester, M3 4AQ

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
Conservation Area - Castlefield Conservation Area 1979
Area Team Boundary - Name: CENTRAL