

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135846/NMC/2022

Date registered valid: 23 December 2022

Proposal: Non material amendment to planning permission 134154/VO/2022 to alter the trigger within condition 11 (Materials)

Address: Land To The West Of Rodney Street , Manchester, M4 6JJ

Ward(s):

Applicant: Manchester City Council PO Box 532, Town Hall, Manchester, M60 2LA

Agent (if any): Mrs Kate Limbert Avison Young 6th Floor, 1 City Square, Leeds, LS1 2AL

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 3 January 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

This 0.76 ha site is bounded by Jersey Street, Rodney Street, Wadeford Close, Butler Street and a public footpath. It is in Ancoats and adjacent to the Miles Platting. It is flat, rectangular site and accessed off Wadeford Close. It consists of areas of hard and soft landscaping with mature tree coverage around the permitter.

Listed building: Not applicable

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order:

Description of area

Previous buildings at the site were demolished in the late 1990s. Planning permission for a residential development was granted but never developed. The site was considered as part of the Miles Platting PFI but plans did not progress and the site has remained vacant.

Miles Platting has been transformed over the past 15 years with the development of homes and public realm. More recent activity has focused on sites in the Ancoats consisting of higher density housing, with ground floor commercial uses, in new buildings and conversion of existing older buildings. New Islington Free School and medical centre provide amenities which support the significant population growth in the area.

This change has been underpinned by Regeneration Frameworks including the Eastlands Regeneration Framework, the Ancoats and New Islington and Poland Street Zone Neighbourhood Development Frameworks. The site is identified for high density homes which builds on the aspirations of the PFI. The area is dominated by low rise industrial buildings.

The site is adjacent to the Ancoats conservation area and the following listed buildings or structures are nearby: Beehive Mill (Grade II*), Doubling Mill Fireproof Mill (Grade II*), New Mill (Grade II*), Decker Mill Old Mill (Grade II*), Little Mill (Grade II), Former Warehouse and Officers of Old Mill, Decker Mill and New Mill (Grade II), Union Street Bridge (Grade II) and Victoria Square (Grade II). There are also known archaeological remains.

The site is in Flood Zone 1 and a critical drainage area. A small portion of the site is in the Air Quality Management Area (AQMA) which runs along Oldham Road and the upper section of Butler Street. Traffic associated with the development is likely to use roads in the AQMA and this is considered in detail in the report including the impact on residents, businesses and local schools. The area is highly sustainable with access to public transport and pedestrian and cycle links. The New Islington and Holt Town Metrolink stations are nearby.

Planning applications have been approved nearby as part of the regeneration of Ancoats, New Islington and Poland Street NDFs. 1500 homes are expected to be delivered around Poland Street with public realm and an enhanced Ancoats Green. Sites should be brought forward for homes, including affordable homes, and other public benefits including a "Mobility Hub" which provides parking and cycling to support the new homes. The hub would offer alternatives to car ownership including car club and car share. Other planning permissions include 118 homes in an 8 storey building with ground floor commercial floorspace at Eliza Yard (130354/FO/2021), on the opposite side of Jersey Street, granted permission in July 2021.

Description of development

Non material amendment to planning permission 134154/VO/2022 to alter the trigger within condition 11 (Materials)

Consultations & Notification Responses

n/a

Issues

Condition 11 currently states:

The brick for the development hereby approved shall be Wienerberger Blended Red Multi Gilt Stock.

Prior to the commencement of the development (other than enabling works including site clearance and service diversions), all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining, ventilation/air brick details and a strategy for quality control management.

The approved materials shall then 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.

The applicant wishes to change the wording to:

The brick for the development hereby approved shall be Wienerberger Blended Red Multi Gilt Stock.

Prior to any above ground works, all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining, ventilation/air brick details and a strategy for quality control management.

The approved materials shall then 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.

The change is considered to be acceptable and non material in nature in this instance in order to allow early site preparation work to take place for this important development.

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 alter the trigger within condition 11 (Materials).
- 2) 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.
- 11) The brick for the development hereby approved shall be Wienerberger Blended Red Multi Gilt Stock.

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Authority. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining, ventilation/air brick details and a strategy for quality control management.

The approved materials shall then be implemented as part of the development.

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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

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Conservation Area - Ancoats Conservation Area 1989

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRAL