

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134910/FO/2022

Date registered valid: 20 October 2022

Proposal: Installation of glazed louvres to the 8th and 9th floors on the north-west and south-east elevations of City Tower together with replacement of existing aluminium louvres to other floors

Address: First Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT

Ward(s): Deansgate Ward

Applicant: City Tower Unit Trust c/o Schroder Real Estate Investment...

Agent (if any): Miss Laura Hughes CBRE

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

Recommendation: Approve

Date of recommendation: 28 February 2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 31 October 2022 Expired: 21 November 2022

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: Expired:

Press advert

Published: 8 November 2022 Expired: 29 November 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to the 8th and 8th floors of City Tower, a 30 storey office building located in the centre of Manchester which was constructed in the 1960s.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The surrounding area is characterised by a range of uses, reflecting the site's location at the heart of Manchester City Centre. The surrounding buildings share similar characteristics and uses as City Tower, comprising a range of uses at ground floor level with office and education uses above.

Description of development

Elevational alterations to install glazed louvres at floors 8 and 9 on the north-west and south-east elevations together with removal of existing louvres to floors and replaced with glazed louvres

Consultations & Notification Responses

Local residents/public opinion No comments received

Environmental Health require a condition to ensure that there is not unacceptable noise outbreak from the plant.

Policy

Manchester Core Strategy (2012) relevant policies SP1, EN1 and DM1

National Planning Policy Framework

Issues

Principle

The proposal would require the removal of glazing from 5 upper portion 'top lights' of the windows at the end windows on floors 8 and 9. There are also louvres which have been installed under a previous planning permission at floors would be removed and replaced with this solution proposed as part of this application.

The tower is an iconic building within the city centre. Whilst the introduction of the louvres would alter the visual appearance of the building, it is acknowledged that the reason they are required is because of the high capacity of the floor space which is to be an educational facility.

The principle of the changes for this purposes are considered acceptable. However, it is not considered that this change should be replicated across the building unless it is required for the capacity of the floor space.

Matters relating to visual amenity are considered below.

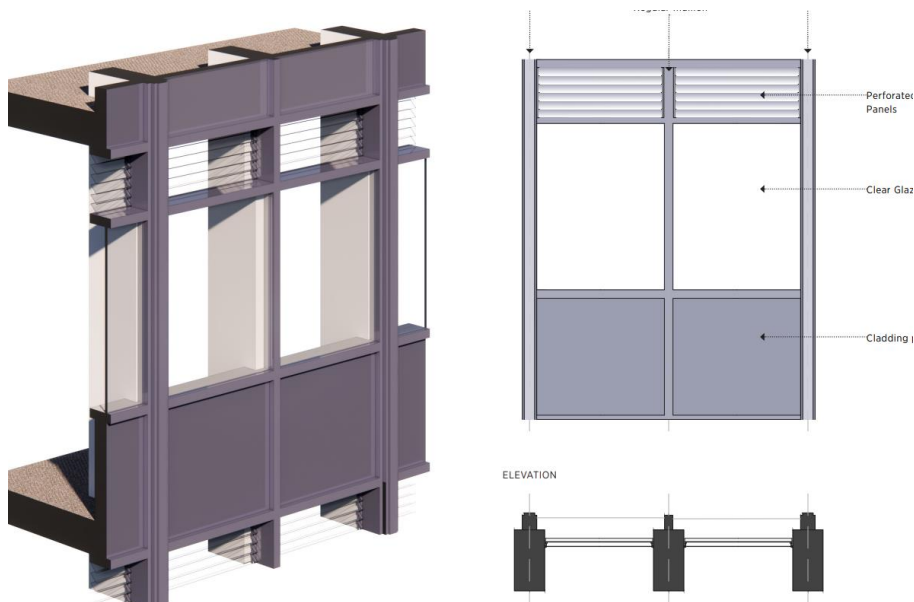
Visual amenity

The applicant had applied to alter all floors of the building with a standard louvre system in dark grey. This was considered unacceptable as it would have significantly altered the character and appearance of the building which would have had an unduly harmful impact.

Discussions have taken place with the applicant during the course of the application. The changes now include altering the dark grey louvre to a glass louvre and restricting this to the floors where the educational use is proposed only. There would also be a replacement of the louvres that have previously been installed at the building to ensure a consistent appearance.

Whilst the installation of the louvres is not ideal, as even the glass louvres would alter the appearance of the building, it is considered in this instance the glass solution is on the margins of acceptability and would enable to educational use to enter the building.

The changes also improve the overall energy efficiency of these floors.



Conditions are required to ensure that the louvres are carried out in accordance with the specific details and that they do not generate any additional noise. In addition, any previous louvres design on the building will be rectified with a 24 month period.

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. Discussions have taken place during the course of this application and appropriate amendments sought. The application has been determined in a timely manner.

Condition(s) to be attached to decision for approval

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:

907 - 608 – 8 Rev P5 and 907 - 608 – 6 Rev P5 received by the City Council, as Local Planning Authority, on the 27 February 2023

Glazed louvres and glazed louvres 8th and 9th floors, 907-608-4 Rev P1 received by the City Council, as Local Planning Authority, on the 9 February 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) Prior to the installation of the louvres to the 8th and 9th floor (as shown in red on drawings 907 - 608 – 8 Rev P5 and 907 - 608 – 6 Rev P5 received by the City Council, as Local Planning Authority, on the 27 February 2023), a material sample of the glazed louvre (including fixtures and fitting), as indicated on the glazed louvres specification drawing received by the City Council, as Local Planning Authority, on the 9 February 2023 shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved material specification shall be implemented.

Reason – In the interest of visual amenity pursuant to policy DM1 of the Manchester Core Strategy (2012).

4) (a) Prior to the first use of the floor space associated with the 8th and 9th floor, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. Externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 dB (L_{aeq}) below the typical background (LA₉₀) level at the nearest noise sensitive location.

(b) Prior to the louvers being brought into first use, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

5) The aluminium louvres, as indicated in blue on drawings 907 - 608 – 8 Rev P5 and 907 - 608 – 6 Rev P5 received by the City Council, as Local Planning Authority, on the 27 February 2023 shall be removed within 24 months of the implementation of the glass louvres on the 8th and 9th floors and replaced with the glass louvres as shown in the glass louvres specification received by the City Council, as Local Planning Authority, on the 9 February 2023. The glass louvres shall then be retained in situ.

Reason – In the interest of ensuring a consistent louvres appearance across the building once the louvres on the 8th and 9th floor have been installed pursuant to policy DM1 of the Manchester Core Strategy (2012).

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

Area Team Boundary - Name: CENTRAL