

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135752/NMC/2022

Date registered valid: 15 December 2022

Proposal: S96 Non Material Amendment to application ref no 131037/VO/2021 to retain amended gate to the plant enclosure and amended profile and increase in height of canopy over plant area

Address: National Football Museum Urbis, Cathedral Gardens, Corporation Street, Manchester, M4 3BG

Ward(s): Deansgate Ward

Applicant: Neil Macinnes Manchester City Council Neighbourhoods Directorate, PO Box 532, Town Hall, Manchester, M60 2LA

Agent (if any): Mr Daniel Labella Bowker Sadler Architecture Hatherlow House, Hatherlow, Romiley, Stockport, SK6 3DY

Case officer: Angela Leckie
Tel: 0161 234 4651
Email: angela.leckie@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 30 December 2022

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: 23-12-22

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: Cathedral Conservation Area 1972

Tree Preservation Order: Not applicable

The application relates to an area below street level adjacent to the National Football Museum within the building known as Urbis.

Description of area

The application site is adjacent to Victoria Station is one of the City's main transport hubs. This is an area rich in cultural institutions and historic buildings including Chetham's School of Music, Manchester Arena, Manchester Cathedral and the National Football Museum. The Long Millgate area to the south of the station provides a link to commercial buildings. The Site is surrounded by a mix of city centre uses, including the office-led, mixed-use development including the adjacent NOMA estate and residential apartments.

Description of development

Application ref no 131037/VO/2021 granted consent for the installation of Heat Rejection Units and associated screening and security gate to within service ramp adjacent to Todd Street.

Due to health and safety and operational issues that emerged during design development the approved scheme was amended. The development was subsequently installed in line with the amended scheme without the benefit of agreement through the planning process of those changes. This application has been submitted to regularise the implemented scheme.

Consultations & Notification Responses

None

Issues

The proposed amendments relate to changes resulting from detailed design development.

In order to provide adequate air flow below the base of the external chiller units the proposed continuous concrete slab indicated on the original submission drawings required amendment to a series of concrete plinths that had to start at a minimum height of 200mm from ground level at the upper level of the ramp and therefore dictated the level of the external units.

Related to the above there was the requirement to have a minimum concrete plinth depth to meet the structural loading requirements of the external chiller units. These two factors have resulted in the overall canopy height increasing by approximately 250mm from the original application drawings. The profile of the overhang curves to each end of the canopy also required adjustment in order that they did not clash with the new wall mounted water supply pipework that feeds the chiller units.

The amendment to the canopy height is also linked to the need to address the health and safety implications of people potential striking their head when escaping along the ramped route and consequently end both curved profiles were adjusted to address both the pipe location and to ensure adequate head room.

The gate leading to this plant enclosure has also changed from a sliding door arrangement to a swing door arrangement in order to facilitate an easier means of escape in an emergency.

The proposed have had no material impact upon the previously approved scheme and the works have not adversely affected visual or residential amenity within the area or have they had any significant material impact upon the overall quality of the 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: Approve

Article 35 Declaration

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) Reason 1: Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

(a) Site location plan 21-023 1001;

(b) Dwgs 21-023 1002 1003, 100 and 1005;

(c) Dwg 1006 Revision A: GA Proposed Screen with Fence (Status: As-Built)

(d) Carbon Emission Reduction Calculation

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, T1, T2, EN1,, EN16, EN19 and DM1 of the Core Strategy, saved policy DC26 of the Unitary Development Plan.

2) The proposed amendments relate to changes resulting from detailed design development. In order to provide adequate air flow below the base of the external chiller units the proposed continuous concrete slab indicated on the original submission drawings required amendment to a series of concrete plinths that had to start at a minimum height of 200mm from ground level at the upper level of the ramp and therefore dictated the level of the external units. Related to this was the requirement to have a minimum concrete plinth depth to meet the structural loading requirements of the external chiller units. These two factors have resulted in the overall canopy height increasing by approximately 250mm from the original application drawings. The profile of the overhang curves to each end of the canopy also required adjustment in order that they did not clash with the new wall mounted water supply pipework that feeds the chiller units. The amendment to the canopy height is also linked to the need to address the health and safety implications of people potential striking their head when escaping along the ramped route. The gate leading to this plant enclosure has also changed from a sliding door arrangement to a swing door arrangement in order to facilitate an easier means of escape in an emergency.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) 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 - Cathedral Conservation Area 1972

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: CENTRAL