

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135524/FO/2022

Date registered valid: 18 November 2022

Proposal: Elevational alterations to ground floor to form louvred panels for extract and ventilation

Address: Ground Floor, Faulkner House, Faulkner Street, Manchester, M1 4DY

Ward(s): Deansgate Ward

Applicant: Mr Richard Cossins DJR Food & Beverage Ltd

Agent (if any): Mr Gary Thornton Pembroke Design Limited

Case officer: Eve Woolstencroft
Tel: 0161 234 4533
Email: eve.woolstencroft@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 3 February 2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 6 December 2022 Expired: 27 December 2022

Neighbour notifications

Printed: 29 November 2022 Expired: 20 December 2022

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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site and Area

The application site relates to Faulkner House which is located within the China Town area of Manchester City Centre. The building is bound on the other 3 sides by New York Street, Pine Street and Chain Street. The building is of brick and concrete construction and appears to date from the 1960s. At the upper levels the Faulkner Street and Pine Street elevations comprise of a concrete rib frame construction with openable windows and mosaic spandrel panels. The New York Street and Chain Street elevations are blank gables with cladding at the upper levels. The ground floor of the building comprises contemporary full-height glazing with frontages to Faulkner Street, New York Street and part of Pine Street. The George Street conservation area is nearby. The George Street conservation area is nearby.

Description of Development

The submitted application seeks elevational alterations to ground floor to form louvred panels for extract and ventilation.

Consultation and Notification responses

Local residents were notified however no responses were received.

Environmental Health – The submitted Noise and fume information is acceptable.

Policy

NPPF

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. The latest version was updated 20 July 2021. The document states that the purpose of the planning system is to contribute to the achievement of sustainable development.

The Core Strategy Development Plan Document (July 2012)

The Core Strategy, adopted in July 2012, is the key Development Plan Document against which proposals should be judged. Core Strategy policies of particular relevance to the proposed scheme include:

Policy SP 1 'Spatial Principles' which states that the Regional Centre will be the focus for economic and leisure activity; and, that development should enhance/protect the built/natural environment.

Policy CC 9 'Design and Heritage' states that development in the City Centre should preserve or enhance heritage assets, including conservation areas.

Policy EN 3 'Heritage' sets out that new developments must be designed so as to support the Council in preserving/enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance including conservation areas.

Policy DM 1 'Development Management' sets out various issues that development should have regard to, including: appropriate siting, layout, scale, form, massing, materials and detail; impact on the surrounding areas; and effects on amenity including noise and vibration.

Saved Policies of the Unitary Development Plan for Manchester (July 1995)

The Unitary Development Plan (UDP) was superseded by the Core Strategy. However, a number of UDP policies have been 'saved'. Extant policies contained within the UDP which are relevant to the proposed scheme include:

Policy DC18.1 'Conservation Areas' seeks to protect, preserve and enhance the character of the city's conservation areas.

Policy DC26 'Development and Noise' aims to minimise the adverse impact of noise on noise-sensitive developments.

Issues

Visual Amenity

The proposed louvres would be sited at first floor above the single storey glazed element in the recessed element of the concrete panel at first floor level. This element is not visible from street level and therefore would not materially impact on the design and appearance of the existing building.

The proposal installations are therefore not considered to be acceptable in terms of visual amenity and would not cause harm to the Nearby George Street Conservation Area in accordance with Core Strategy Policies DM1 and EN3.

Residential Amenity and Noise

The application is supported by a Noise Impact Assessment. This considers potential noise associated with the air conditioning on residential amenity.

The proposal concludes that the impacts would not be significant given the noise levels in the surrounding environment and the application is therefore considered to be acceptable with regards to its impact on residential amenity in accordance with saved UDP policy DC1.

The odour control treatment is considered sufficient and the proposal is not considered to give rise to any detrimental impacts in that regard.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Appropriate conditions have been attached to the approval.

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

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

Kitchen Ventilation Plan rev D

Specification Purified Air, 5 August 2022 and associated documents

Received by the City Council as Local Planning Authority on 18 November 2022.

Location Plan drawing ref. 3382-000 REV A

Proposed Elevations drawing ref. 3382.125 REV B

Received by the City Council as Local Planning Authority on 16 December 2022.

Acoustic report ref: AA0461 received by the City Council as Local Planning Authority on 27 January 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.

2) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with the submitted acoustic report ref: AA0461 received by the City Council as Local Planning Authority on 27 January 2023.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. in accordance with Core Strategy Policy DM1 and Saved UDP DC26.

3) a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with the submitted Specification (Purified Air, 5 August 2022) and associated documents received by the City Council as Local Planning Authority on 18 November 2022 a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences.

Reason - In the interests of the amenities of occupiers of nearby properties in accordance with Core Strategy Policy DM1.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Greater Manchester Police
Environmental Health
Greater Manchester Police

Mercure, Jarvis Piccadilly Hotel, Piccadilly Plaza, Manchester, M1 4PH
Twenty Fourth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Manchester Souvenirs And News, Unit F4, City Tower, Piccadilly Plaza, Manchester, M1 4AL
Second Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
AEGIS OUTSOURCING UK LTD, Seventh Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
5 New York Street, Manchester, M1 4JB
10 New York Street, Manchester, M1 4JD
Unit G1, The Exchange, Piccadilly Gardens, Manchester, M2 7EH
GRAHAM COFFEY & CO LLP, First Floor, Faulkner House, Faulkner Street, Manchester, M1 4DY
Twenty Ninth Floor Rooms 909-910, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
PaddyPower, 44 Piccadilly Plaza, Manchester, M1 4AJ
Fifth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Forrest Media Ltd, City Screen, Piccadilly Plaza, Manchester, M1 4BT
Department Of Enviroment, City Tower, Piccadilly Plaza, Manchester, M60 7JR
Quality Save, Unit C2, Piccadilly Plaza, Manchester, M1 4AH
42 Piccadilly Plaza, Manchester, M1 4AJ
Twenty Third Floor, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Unit 8, City Tower, Piccadilly Plaza, Manchester, M1 4AJ
35 Piccadilly Plaza, Manchester, M1 4AJ
Unit E4, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Unit 4, City Tower, Piccadilly Plaza, Manchester, M1 4HN
38 Piccadilly Plaza, Manchester, M1 4AJ
39 - 41 Piccadilly Plaza, Manchester, M1 4AJ
Third Floor, Bank Chambers, Faulkner Street, Manchester, M1 4EF
Eleventh Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Tenth Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Unit B1, Piccadilly Plaza, Manchester, M1 4AH
Third Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Twelfth Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Eighth Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Fifth Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Fourth Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Sixth Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Seventh Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Ninth Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
PROFESSIONAL MORTGAGE SERVICES UK LLP, Part Ground Floor Left, 5 New York Street, Manchester, M1 4JB
P T S CONSULTING (UK) LTD, Part Ground Floor, 5 New York Street, Manchester, M1 4JB
Eighth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
First Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
2 New York Street, Manchester, M1 4HJ
Faulkner House, Faulkner Street, Manchester, M1 4DY
Twenty Seventh Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Third Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT

HAYS SPECIALIST RECRUITMENT, Fourth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
37 Piccadilly Plaza, Manchester, M1 4AJ
Twenty Ninth Floor Room 907, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Twenty Ninth Floor Rooms 902 And 903, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Twenty Ninth Floor Room 904, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Twenty Ninth Floor Room 905, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Unit E1A, City Tower, Piccadilly Plaza, Manchester, M1 4AJ
Unit E2A, City Tower, Piccadilly Plaza, Manchester, M1 4AJ
Second Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
First Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
35 - 36 Piccadilly Plaza, Manchester, M1 4AJ
Tesco Express, Unit D, Piccadilly Plaza, Manchester, M1 4AJ
Unit E, 35 - 36 Piccadilly Plaza, Manchester, M1 4AJ
CITY SPECS LTD, Unit E2B, City Tower, Piccadilly Plaza, Manchester, M1 4AJ
1 - 37 Faulkner Street, Manchester, M1 4ET
Fifteenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
AO RETAIL LIMITED, Sixth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Fourth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
Third Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Unit C1, Piccadilly Plaza, Manchester, M1 4AJ
Unit A, The Exchange, Piccadilly Gardens, Manchester, M1 4BT
The Thrift Shop, 45 - 50 Piccadilly Plaza, Manchester, M1 4AJ
Twenty Fourth Floor, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
First Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Twelfth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
Twenty Fifth Floor Suite A, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Twenty Ninth Floor Room 906, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Nineteenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Ground Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
Basement And Ground Floor, 12 Piccadilly, Manchester, M1 3AN
First Floor To Fourth Floor, 12 Piccadilly, Manchester, M1 3AN
Fourteenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Unit 2C Basement And Ground Floor, The Exchange, Piccadilly Plaza, Manchester, M1 4AJ
Ground Floor, Bank Chambers, Faulkner Street, Manchester, M1 4EF
Dawsons, 30 Portland Street, Manchester, M1 4GS
First Floor, 5 New York Street, Manchester, M1 4JB
Third Floor Room 1, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Twenty Eighth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Unit E3, City Tower, Piccadilly Plaza, Manchester, M1 4HN
Unit 5, City Tower, Piccadilly Plaza, Manchester, M1 4HN
Unit 1, Piccadilly Gardens, Manchester, M1 1LS
Ground Floor And First Floor, The Exchange, Piccadilly Gardens, Manchester, M1 4AJ
The Exchange, Piccadilly Gardens, Manchester, M1 4BT
Thirteenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
7 New York Street, Manchester, M1 4JB
First Floor, 2 New York Street, Manchester, M1 4HJ
Basement, 2 New York Street, Manchester, M1 4HJ
Third And Fourth Floor, 2 New York Street, Manchester, M1 4HJ
Second Floor, 2 New York Street, Manchester, M1 4HJ
Twenty Second Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Twenty First Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT

Twentieth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
 Twenty Sixth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
 Sixteenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
 Eighteenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
 Eighth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
 First Floor, Bank Chambers, Faulkner Street, Manchester, M1 4EF
 Second Floor, Bank Chambers, Faulkner Street, Manchester, M1 4EF
 Tenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
 Eleventh Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
 Ninth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
 Twelfth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
 Unit B3, City Tower, Piccadilly Plaza, Manchester, M1 4AH
 Unit B5, The Exchange, Piccadilly Plaza, Manchester, M1 4AH
 Unit B4, City Tower, Piccadilly Plaza, Manchester, M1 4AH
 Unit B2, The Exchange, Piccadilly Plaza, Manchester, M1 4AH
 6A Piccadilly Plaza, Manchester, M1 4AH
 Second Floor, Faulkner House, Faulkner Street, Manchester, M1 4DY
 Eleventh Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
 Ninth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
 Fifteenth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
 Sixteenth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
 Second Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
 Fourteenth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
 Tenth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
 Ground Floor, 5 New York Street, Manchester, M1 4JB
 EXACTA PLC, Second Floor, 5 New York Street, Manchester, M1 4JB
 BRUNTWOOD ESTATES ALPHA, Third Floor, 5 New York Street, Manchester, M1 4JB
 Seventh Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
 Third Floor, Faulkner House, Faulkner Street, Manchester, M1 4DY
 Fifth Floor, Faulkner House, Faulkner Street, Manchester, M1 4DY
 Sixth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
 Fourth Floor, Faulkner House, Faulkner Street, Manchester, M1 4DY
 Twenty Ninth Floor Room 900, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
 Twenty Ninth Floor Room 908, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
 Basement, Bank Chambers, Faulkner Street, Manchester, M1 4EF
 Fifth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
 AVENSURE LIMITED, Twenty Fifth Floor Suite B, City Tower, Piccadilly Plaza, Manchester, M1 4BT

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
 Susceptible to Surf Water Flood (Less) -
 Susceptible to Surf Water Flood (Middle) -
 Area Team Boundary - Name: CENTRAL