

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135294/FO/2022

Date registered valid: 26 October 2022

Proposal: Refurbishment of the existing building including introduction of new fenestration, refurbishment of existing curtain wall, infill of double height recessed bays, new entrances, creation of new amenity space at roof level and introduction of Class E (a,b) use to the ground floor.

Address: 17 Quay Street, Manchester, M3 3HN

Ward(s): Deansgate Ward

Applicant: Mr Nicholas Lloyd Urbana Partners Studio 3, 91 Wimpole Street, London, W1G 0EF

Agent (if any): Mr Nab Speakes 3DReid 26 Cross Street, Manchester, M2 7AQ

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

Recommendation: Approved

Date of recommendation: 4 January 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: 11 November 2022 Expired: 2 December 2022

Site notice

Posted: Expired:

Press advert

Published: 22 November 2022 Expired: 13 December 2022

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Not applicable

Conservation area: Deansgate Conservation Area 1985

Tree Preservation Order:

Description of Site/Area

This application relates to a 6 storey modern office building located at 17 Quay Street. The building is a modern building, which is not listed and is located within the Deansgate Conservation area and adjacent to the St John Street Conservation Area, adjacent to the Grade II* Listed Court House and Grade II Listed Buildings at 12 and 15 Byrom Street and 5-9 Artillery Street. The building has been used as an office however has remained vacant for almost 24 months.

Description of Development

Refurbishment of the existing building including introduction of new fenestration, refurbishment of existing curtain wall, infill of double height recessed bays, new entrances, creation of new amenity space at roof level and introduction of Class E (a,b) use to the ground floor.

Consultations & Notification Responses

Local residents were notified and a site notice was posted for 21 days however no responses were received.

Highways – recommendation of a construction management condition.

Environmental Health – Recommendation of conditions in relation to fumes, hours, deliveries, noise and waste.

Policies

The main policies that relate to the proposal are section 12 (Achieving well-designed places) and 16 (Conserving and enhancing the historic environment) of the revised National Planning Policy Framework (2021), Policies SP1 (Spatial Principles), EN3 (Heritage), EN19 (Waste), CC9 (Design and Heritage), EN1 (Design Principles and Strategic Character Areas), DM1 (Development Management), of the Adopted Core Strategy for the City of Manchester and saved policies, and DC18.1 (Conservation Areas) and DC26 (Development and Noise) of the Unitary Development Plan for the City of Manchester.

Issues

Visual Amenity and Impact on the Historic Environment

The proposals seek to retain the reinforced concrete frame of the existing 6 storey 1990s/2000s building or remove all external components such as rough orange/red brick, glazed windows/doors and stone/reconstituted stonework dressings.

The current modern building does not have any heritage interest and is considered to have a neutral contribution to the Deansgate Conservation Area, St Johns Street Conservation Area.

It is considered that the proposed external alterations would improve the appearance of the existing building which includes the introduction of metal-framed windows, and other similar detailing, allows the building to remain a modest addition to the streetscape and would not adversely impact the settings of the Grade II listed Opera House or the Grade II* listed Cobden House.

Residential Amenity

The surrounding area is mixed in use which includes many commercial properties as well as residential properties are located to the south at Artillery House. The building will be retained as an office use and as the floorspace would not change the proposal is not considered to give rise to any significant impacts on residential amenity. There will be the introduction of class E (a,b) uses to the ground floor, however given the busy city centre location of the unit the proposed use is considered compatible with the neighbouring uses and not give rise to any adverse impact on amenity. Conditions are recommended with regards to fumes, hours, deliveries, noise and waste.

Highways

The existing site provides 42 car parking spaces. The proposals and provision of cycle parking will reduce the parking to 26 standard parking spaces and 2 disabled spaces to be allocated to the office use. The site is located in a highly accessible location in proximity to a variety of public transport links and therefore the level of parking is deemed acceptable.

The development proposals seek to increase the cycle parking provision. 58 double stacked cycle racks are to be provided and a repair station, electric bike charging points and shower & changing facilities will also be in place.

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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

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:

220022-3DR-ZZ-ZZ-DR-A-08401-P1-Proposed North Elevation
220022-3DR-ZZ-ZZ-DR-A-08402-P1-Proposed West Elevation
220022-3DR-ZZ-ZZ-DR-A-08403-P1-Proposed South Elevation
220022-3DR-ZZ-XX-RP-A-08001-P01 Design and Access Statement
220022-3DR-ZZ-ZZ-DR-A-08501 P1 Proposed Section AA
220022-3DR-ZZ-ZZ-DR-A-08502 P1 Proposed Section BB
20022-3DR-ZZ-02-DR-A-08204 Proposed Floor Plan Level 02
20022-3DR-ZZ-B1-DR-A-08201 Proposed Floor Plan Basement
220022-3DR-ZZ-00-DR-A-08202 Proposed Floor Plan Level 00
220022-3DR-ZZ-01-DR-A-08203 Proposed Floor Plan Level 01

220022-3DR-ZZ-03-DR-A-08205 Proposed Floor Plan Level 03
220022-3DR-ZZ-04-DR-A-08206 Proposed Floor Plan Level 04
220022-3DR-ZZ-05-DR-A-08207 Proposed Floor Plan Level 05

Environmental noise survey report ref. 22355-R01-A dated 28 July 2022 prepared by Sandy Brown

Crime Impact Statement referenced 2019/0774/CIS/01

Transport Statement referenced VN222432 dated October 2022

Waste Management Strategy

Received by the City Council as Local Planning Authority on 26 October 2022.

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 commencement, samples and specifications of the materials to be used on the external elevations of the building shall be submitted for approval in writing by the City Council as Local Planning Authority. This shall include the submission of samples the replacement windows, external cladding and brick stain. The approved materials shall 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.

4) Prior to the commencement of the development a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include:

- Display of an emergency contact number;
- Phasing and quantification / classification of vehicular activity associated with planned construction;
- Commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway;
- Compound locations where relevant;
- Parking of construction vehicles and staff;
- Sheeting over of construction vehicles;
- A dilapidation survey, including photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The construction and demolition works shall be carried out in accordance with the approved construction management plan.

Reason: To ensure that the development is acceptable in the interests of the highway safety and the amenity of the locality, pursuant to policies SP1, DM1, CC5, CC10, T1, EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

5) The Class E (a,b) use shall not be open outside the following hours:

07:00 to 02:00 Mon to Sat and 07:00 to 00:00 Sunday and Bank Holidays

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation in accordance with Core Strategy Policy DM1 and Saved UDP Policy DC26.

6) a) Prior to the first use of the development, a scheme for the extraction of fumes, vapours and odours shall be submitted for approval in writing by the City Council as local planning authority. The approved scheme shall then be implemented.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

b) Prior to first use of the development hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation in accordance with Core Strategy Policy DM1.

7) a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to occupation of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation in accordance with Core Strategy Policy DM1 and Saved UDP Policy DC26.

8) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, Sunday and Bank Holiday confined to 10:00 to 18:00

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation in accordance with Core Strategy Policy DM1.

9) The external areas of the building shall be ancillary to the office use only and no amplified sound or any music any time shall be played in these areas.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation in accordance with Core Strategy Policy DM1 and Saved UDP Policy DC26.

10) a) Prior to first use of the development hereby a scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from any external plant at the site. The scheme shall be implemented in full before the first use of the development.

Externally mounted ancillary 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 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

b) Prior to the plant being first brought into use, 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 non-conformity 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 Policy DC26.

11) a) Before the first use of the development hereby approved, a scheme for the storage and disposal of refuse shall be submitted for approval in writing by the City Council as local planning authority.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health accordance with Core Strategy Policy DM1.

12) The development hereby permitted shall be carried out in accordance with the security measures as outline in section 4 of the Crime Impact Statement referenced 2019/0774/CIS/01 received by the City Council as Local Planning Authority on 26 October 2022.

Reason - To reduce the risk of crime pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

13) The commercial units, as indicated on drawing 220022-3DR-ZZ-00-DR-A-08202 stamped as received by the City Council, as Local Planning Authority, on the 26 October 2022, can be occupied as Use Class E (a and b) (excluding convenience retail) and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification).

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, ensuring the vitality of the units and in the interest of residential amenity, pursuant policy DM1 of the Core Strategy for Manchester .

14) Prior to the first use of the office element of the development hereby approved, the cycle store shall be implemented in accordance with drawing 20022-3DR-ZZ-B1-DR-A-08201 stamped as received by the City Council, as Local Planning Authority, on the 26 October 2022 and thereafter retained and maintained in situ.

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

15) Prior to the first use of the office element of the development hereby approved, the car parking spaces, as indicated on drawing 20022-3DR-ZZ-B1-DR-A-08201 stamped as received by the City Council, as Local Planning Authority, on the 26 October 2022 shall then be implemented, made available and remain in situ for as long as the development remains in use.

Reason - To ensure sufficient car parking is available for the occupants of the development pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012).

16) Prior to the first use of the office element hereby approved details of fast charging electric car charging points to an agreed number of the car parking bays, as shown on drawing 20022-3DR-ZZ-B1-DR-A-08201 stamped as received by the City Council, as Local Planning Authority, on the 26 October 2022 shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and remain available for as long as the development is in.

Reason - In the interest of air quality pursuant to policies SP1 and EN16 of the Manchester Core Strategy (2012).

17) Prior to the first use of the development hereby approved, details of bird and bat boxes to be provided (including location and specification) for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented within a timescale to be agreed in writing with the City Council, as Local Planning Authority.

Reason - To provide new habitats for birds and bats pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

18) Prior to the first occupation of the development, a signage strategy for the entire buildings shall be submitted for approval in writing by the City Council, as Local Planning Authority. The signage strategy will include timescales for implementation. The approved strategy shall then be implemented for the development and used to inform any future advertisement applications for the building.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

19) No doors to commercial units (other than those designated as fire exits) shall open outwards onto adjacent pedestrian routes.

Reason - In the interest of pedestrian safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Urban Design & Conservation
Greater Manchester Police
Environmental Health
Urban Design & Conservation
Greater Manchester Police

The Old Schoolhouse, 14 Byrom Street, Manchester, M3 4PP
12 Byrom Street, Manchester, M3 4PP
8 Byrom Street, Manchester, M3 3BF
10 Byrom Street, Manchester, M3 3BF
Flat, Sunlight House, Quay Street, Manchester, M3 3JZ
Third Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Seventh Floor, Sunlight House, Quay Street, Manchester, M3 3LF
Offices, 18 - 20 St John Street, Manchester, M3 4EA
Flat 303, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Fifth Floor, 15 Quay Street, Manchester, M3 3HN
Suite 101 Part First Floor, Sunlight House, Quay Street, Manchester, M3 3LE
The Blues Kitchen, 13 Quay Street, Manchester, M3 3HN
Room 614, Sunlight House, Quay Street, Manchester, M3 3JZ
Sixth Floor Room 631, Sunlight House, Quay Street, Manchester, M3 3LE
Thirteenth Floor Maintenance Room, Sunlight House, Quay Street, Manchester, M3 3LE
Sunlight House, Quay Street, Manchester, M3 3JZ
1 Little Quay Street, Manchester, M3 3JU
Suite 608 Part Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 201 Second Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 603 Part Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 102B Part First Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 102A Part First Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 202 Second Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Healthworks, 14 - 16 St John Street, Manchester, M3 4DZ
Old Grapes Inn, Quay Street, Manchester, M3 3JU
Thirteenth Floor Room 1B, Sunlight House, Quay Street, Manchester, M3 3LE
19 Quay Street, Manchester, M3 3HN
15 Quay Street, Manchester, M3 3HN
Eighth Floor, Sunlight House, Quay Street, Manchester, M3 3LU
22 St John Street, Manchester, M3 4EB
24 St John Street, Manchester, M3 4DF
Fifth Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Thirteenth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Flat 102, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat 101, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Suite 106, Sunlight House, Quay Street, Manchester, M3 3JZ
Room 1301, Sunlight House, Quay Street, Manchester, M3 3LE
Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Flat 201, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Part Thirteenth And Mezzanine Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Fourth Floor And Fifth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Rooms 625 627 And 629, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 114, Sunlight House, Quay Street, Manchester, M3 3JZ
Third Floor, 15 Quay Street, Manchester, M3 3HN

Flat 301, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat G02, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat 302, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat 203, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat 103, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat G01, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat G03, Artillery House, 15 Byrom Street, Manchester, M3 4PF
First Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Suites 110 And 112 And 114, Sunlight House, Quay Street, Manchester, M3 3JZ
624 - 628 Sunlight House, Quay Street, Manchester, M3 3LE
111 Sunlight House, Quay Street, Manchester, M3 3LE
Fourth Floor, 15 Quay Street, Manchester, M3 3HN
24A - 28 St John Street, Manchester, M3 4DJ
18 - 20 St John Street, Manchester, M3 4EA
Flat 202, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Eleventh Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Bannatyne Health Club And Spa, Sub Basement And Basement And Ground Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Pt Ground Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
1302 Sunlight House, Quay Street, Manchester, M3 3LE
109 Sunlight House, Quay Street, Manchester, M3 3LE
First Floor, 15 Quay Street, Manchester, M3 3HN
Second Floor, 15 Quay Street, Manchester, M3 3HN
Opera House, Quay Street, Manchester, M3 3HP
12 St John Street, Manchester, M3 4DY
MANSON INSURANCE LTD, Ground Floor, 15 Quay Street, Manchester, M3 3HN
Second Floor, Sunlight House, Quay Street, Manchester, M3 3JZ

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 - Deansgate Conservation Area 1985
Area Team Boundary - Name: CENTRAL