

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135824/NMC/2022

Date registered valid: 30 December 2022

Proposal: Non material amendment to planning permission 125678/FO/2019 to amend description development

Address: Site Bound By Bendix Street To The North East, Chadderton Street To The South East, Goulden Street To The South West And Cross Keys Street To The North West, Manchester

Ward(s): Piccadilly Ward

Applicant: . Peelers Yard Ltd. Hilton House, 26 - 28 Hilton Street, Manchester, M1 2EH

Agent (if any): Mr Matthew Dixon Enabl 16 Old Market Place, Altrincham, WA14 4DF

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 0.12 hectares consists of hardstanding and the four remaining boundary walls of the former Grade II listed fire and police station. The site is bounded by Chadderton Street, Goulden Street and Cross Keys Street and is rectangular in shape.

The building was constructed between 1870 and 1872 as a purpose built police and fire station. An ambulance station was incorporated into the site during the early 1990s. A fire destroyed the majority of the building in November 2002. This resulted in all part of the building being demolished except for the four remaining retaining walls and the ventilation chimney stack.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The New Cross area is being transformed as part of the delivery of the New Cross Development Framework. It seeks to deliver a residential led redevelopment and regeneration of the area in order to provide new homes, in a sustainable location, to support the City's population growth.

Several developments have been completed or are near completion such as the Marriott Hotel, Stay City apart hotel and a residential scheme along Oldham Road. Other schemes have been granted planning permission or have recently commenced.

The area is highly sustainable. The Northern Quarter, Ancoats and NOMA are a short distance from the New Cross and provide access to a wide range of retail, amenities and services along

with a vibrant evening economy. Victoria Station is a short walk from the site providing access to trains, trams and bus services.

Description of development

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Consultations & Notification Responses

n/a

Issues

The description of development is currently:

Erection of 8-storey residential building (Use Class C3) comprising 73 residential units, with ground floor commercial use (Classes A1, A2, A3, B1 and D1 (excluding Places of Worship)) (205 sqm); alterations to the retained perimeter wall and chimney including the introduction of a light box; disabled car parking, highways, landscaping and other associated works, Alterations to the retained perimeter wall and chimney structure, including the introduction of a light box and erection of an 8-storey residential building (Use Class C3) comprising 73 residential units, with flexible ground floor commercial use (Use Class A1, A2, A3, A4, A5, B1 and / or D1), associated landscape and other associated works.

The applicant wishes to change the number of residential units to 81. The internal and external changes to accommodate this would be dealt with through a 73 and s19 to the planning and listed building consents. The change is considered to be acceptable and non material in nature.

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 proposal seeks to amend the description of development to refer to 81 residential apartments instead of 73.

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.

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

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