

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135077/NMC/2022

Date registered valid: 29 September 2022

Proposal: Non material amendment to planning permission 130354/FO/2021 amend drawings for details for the corner of the building at Jersey Street and the redundant canal arm (condition 2), amend the trigger in condition 9 to allow the commencement of the enabling works prior to the full sign off of the external materials and amend condition 14 to amend the Environmental Standards and Energy Statement.

Address: Eliza Yard , Land On The Corner Of Poland Street And Jersey Street, Manchester, M4 6JW

Ward(s): Ancoats & Beswick Ward

Applicant: Manchester Life Development Company 2 Limited C/o Agent

Agent (if any): Mr John Cooper Deloitte LLP Hanover Building, Corporation Street, Manchester, M4 4AH

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

Recommendation: Approve

Date of recommendation: 21 October 2022

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

The site is 0.24 hectares and bounded by Poland Street, Jersey Street, the City Court trading estate and a surface level car park. The site is in Ancoats close to New Islington and Miles Platting. These are areas which have seen significant investment in housing and place making. The site is vacant, consists of hard standing and scrub planting having been previously used as a low quality 88 space car park.

The Ancoats area is characterised by medium to high density residential developments, with ground floor commercial uses, either within new buildings or conversions, concentrated around Cutting Room Square.

The Poland Street area contains low rise industrial buildings and older buildings occupied by businesses. The site is surrounded by industrial uses as well as Ancoats Green.

Cotton Field Park, New Islington Marina, New Islington Free School (along Redhill Street) and the Medical Centre (along Old Mill Street) provide essential amenities for residents in Ancoats and New Islington.

Listed building: Not applicable

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order:

Description of area

The site is in the Ancoats conservation area and the following listed buildings or structures are within a 250 metres of the site, Beehive Mill (Grade II*), Doubling Mill Fireproof Mill (Grade II*),

New Mill (Grade II*), Little Mill (Grade II), Union Street Bridge (Grade II) and Victoria Square (Grade II). There are archaeological remains.

The site is in Flood Zone 1 and is in a critical drainage area. The site is not in an Air Quality Management Area (AQMA), but it is approximately 40 metres to the north along Oldham Road. Traffic associated with the development is likely to use roads in the AQMA and this is considered in detail in the report including the impact on residents, businesses and local schools.

The applicant is working with Great Places and the City Council, to deliver the regeneration objectives of Ancoats and New Islington and Poland Street Zone Neighbourhood Development Frameworks (NDF).

Sites will be brought forward for new homes, including affordable housing, with other public benefits. This application, forms part of this strategy to bring forward a coordinated approach to parking, cycle, deliveries and place making to support the provision of new homes in Poland Street.

Description of development

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Consultations & Notification Responses

n/a

Issues

Since the granting of the planning permission, planning permission (133406/VO/2022) has been granted for the removal of the redundant bridge arm. This has allowed the reconfiguration of the Jersey Street corner of the building. The amendments to the building are acceptable.

The other changes are as follows:

To amend condition 9 to ensure that materials are agreed prior to any above ground works

And

Amend condition 14 to amend the approach within the Environmental statement. The ES within the statement saw a 31% improvement on part L. Since the granting of the planning permission, Part L amendment has been published. The scheme now achieves a 23% improvement with an all electric system and pv to take account of a decarbonising grid. The scheme still satisfies the relevant policy.

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 proposed seeks to amend drawings for details for the corner of the building at Jersey Street and the redundant canal arm (condition 2), amend the trigger in condition 9 to allow the commencement of the enabling works prior to the full sign off of the external materials and amend condition 14 to amend the Environmental Standards and Energy Statement.

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

- Drawings 9033-BA-XX-XX-DR-A-(05)001 Rev T5 and 9033-BA-XX-XX-DR-A-(05) 002 Rev T5 received by the City Council, as Local Planning Authority, on the 14 October 2022

- Drawing ref. 9033-CUR-XX-FNDR-S-(04)000 Rev T04), 9033-CUR-XX-GFDR-S-(04)001 Rev T03, 9033-BA-XX-00-DR-A-(04)000 Rev T6, 9033-BA-XX-XX-DR-A-(05)003 Rev T4), 9033-BA-XX-XX-DR-A-(05)010 Rev T2 and 9033-BA-XX-XX-DR-A-(21)000-T5 received by the City Council, as Local Planning Authority, on the 30 September 2022

Environmental Standards and Energy Statement document prepared by Buro Happold (dated May 2022); and overheating and Performance Review Design Note prepared by Buro Happold (dated May 2022) received by the City Council, as Local Planning Authority, on the 29 September 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.

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.

9) Prior to the commencement of any above ground floor slab works, all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a

panel in accordance with drawing ref. 9033-BA-XX-XX-DR-A-(21)000-T5) received by the City Council, as Local Planning Authority, on the 30 September 2022 and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, window reveals and soffits, details of the drips to be used to prevent staining in, ventilation/air brick and a strategy for quality control management.

The approved materials shall then 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.

14) The development hereby approved shall be carried out in accordance with the Environmental Standards and Energy Statement document prepared by Buro Happold (dated May 2022); and overheating and Performance Review Design Note prepared by Buro Happold (dated May 2022) received by the City Council, as Local Planning Authority, on the 29 September 2022. A post construction review certificate/statement for the development shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

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

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Conservation Area - Ancoats Conservation Area 1989

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRAL