

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134805/NMC/2022

Date registered valid: 6 September 2022

Proposal: Non-material amendments to condition 2 of consent reference 125879/FO/2020 in relation to the alteration of the approved lift shaft cladding system from 'Metal faced composite cladding with micro-rib finish' to White Render and revised Timber Fencing.

Address: Peter Mount Building, 136 Hathersage Road, Manchester, M13 0HY

Ward(s): Ardwick Ward

Applicant: Mr Glen Bilsborrow Manchester University NHS Foundation Trust
Property & Estates Department, Cobbett House, Manchester, M13 9WL

Agent (if any): Mr Glen Bilsborrow Day Architectural 1st Floor Lancaster Buildings, 77
Deansgate, Manchester, M3 2BW

Case officer: Tony Mitchell
Tel: 0161 234 4776
Email: anthony.mitchell@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 19 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

This application relates to the Peter Mount Building of the Manchester Royal Infirmary which fronts Hathersage Road.

Description of development

Planning permission was granted 20 March 2020 (reference: 125879/FO/2020) for the construction of new lift shaft, entrance door with canopy and side screens together with introduction of new pedestrian access gate to the existing vehicle compound with adjustment of existing paving to go around the proposed lift shaft.

This application seeks approval for a non material change to facilitate changes to materials as follows:

- 1) Alteration of approved lift shaft cladding system from 'Metal faced composite cladding with micro-rib finish' to White Render.
- 2) Revised Timber Fencing Extent

The changes to the materials would provide improved aesthetic consistency to match white rendered elements already implemented on the building, with the insulated render panel system being a better choice to suit the substrate - Blockwork with insulated carrier system, and increased privacy, dignity & security upon arrival / route to the lift core.

Consultations & Notification Responses

None required.

Issues

Section 96A of the 1990 Act (as inserted on 1st October 2009 by sec.190 of the Planning Act 2008) allows a local planning authority in England to make a change to any planning permission relating to land in its area if it is satisfied that the change is not material. In deciding whether a change is material, the authority must have regard to the effect of the change, together with any previous non-material changes, on the planning permission as originally granted.

Overall it is considered that the proposed revision is of a minor nature and would have no additional impact upon the external appearance of the building as a whole or visual amenity than the originally approved scheme.

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) The amendments to the approved application 125879/FO/2020 are considered so minor as to constitute non-material amendments and thus appropriate within the context of the wider scheme, having no notable or material impact on the development.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents, which should be read in conjunction with and only supersede those relevant plans and documents set out below as approved under Condition 2 of Planning Permission granted under 125879/FO/2020.

Drawings referenced:

The revised drawings are as follows:

1117-20-DAY-XX-00-DR-A-070101-SARC - Proposed External Works - General Arrangement Plan-P1,

1117-20-DAY-XX-00-DR-A-073101-Proposed Lift - Bolt on Glass Canopy-P1,

1117-20-DAY-XX-00-DR-A-073102-SARC - Proposed External Fencing-P1,

1117-20-DAY-XX-01-DR-A-073103-SARC - Proposed Lift-P1

1117-20-DAY-XX-XX-DR-A-070102-Works to existing Car Park Spaces-P1

The revised drawings replace the approved drawing(s) as follows:

Plans and Elevations as Existing DR-A-05_20-1001 REV P02

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy policies DM1 and SP1.

3) Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are of a scale and materiality to the overall proposed scheme that they are non-material in nature and thus 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.

Appendix 1 – List of consultees & neighbours notified

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

Area Team Boundary - Name: CENTRAL