

Planning

Growth & Development

Delegated officer report for planning application

Application no.	135358/NMC/2022
Date registered valid:	2 November 2022
Proposal:	Non Material amendment to amend condition 2 attached to application ref no 125573/FO/2019 as amended by 132553/NMC/2021 and 132804/NMC/2022 to include amendments to ground floor landscaping (realignment of trees and repositioning of planters due to gas easement), relocation of Wilmott Street entrance, relocation of loading bay along Wilmott Street, adjustments to door and window positions, creation of additional entrance doors to the commercial units, amendments to Building D entrance, changes at roof level including minor increase in height of roof overrun and air source heat pump, removal of building maintenance units and redesign of building A & B Roof Terraces to rationalise the level changes.
Address:	Land Bound By Hulme Street To The North, Wilmott Street To The East, The Unite Parkway Gate Development And Mancunian Way To The South, And Medlock Street To The West, Manchester
Ward(s):	Deansgate Ward
Applicant:	Downing Living (Manchester) Limited 5 Myrtle Street, Liverpool, L7 7DN
Agent (if any):	Glenn Robinson Simpson Haugh Riverside 4, Commercial Street, Manchester, M15 4RQ
Case officer:	Angela Leckie Tel: 0161 234 4651 Email: angela.leckie@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	6 th December 2022

Application details

Type of application:	Non-Material Change Application
Development type:	Notifications
Date of site visit:	N/A

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/ area

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The site measures 1.2ha and is bounded by Hulme Street, Wilmott Street, the Parkway Gate student accommodation, Mancunian Way and Medlock Street. It is within part of the City Centre known as First Street which has been a regeneration priority for over a decade. A gas main divides the site along Newcastle Street. There is also a gas main around the northern and western perimeter which has an easement and exclusion zone.

The site is mainly hard-standing with some landscaping on the west and south edges. The area on the east has some vegetation which has naturally regenerated following site clearance. There are around 26 trees with many in small groups.

The south of the site is dominated by the Mancunian Way and PDSA which ranges from 8 to 18 storeys. A Premier Inn and 1 City Road are on the opposite side of Medlock Street, beyond which is Great Jackson Street where large scale residential schemes are progressing. To the immediate north and north east are cleared sites identified for office development that are used as car parking.

The site is close to Oxford Road and Deansgate Station's and the Deansgate/ Castlefield Metrolink stop. There are high-frequency bus routes on Cambridge Street, Medlock Street, Oxford Road and Whitworth Street West.

Circle Square, The Civic Quarter, Knott Mill /Whitworth Street West, Great Jackson Street, and Hulme are nearby. Despite significant investment, First Street still feels disconnected from the City Centre Core and further development is required. There has been significant residential growth in the southern part of the City Centre and First Street has a crucial role to play in continuing the growth and expansion of the City Centre.

There are a number of listed buildings close to the site including Mackintosh Mill and Cambridge Mill which are Grade II listed former Mills now in residential and office uses.

Description of development

Application ref no 125573/FO/2019 granted consent for the construction of four buildings of heights varying from 10 storeys to 45 storeys together comprising Co-living bedspaces (use class sui generis) and associated amenity facilities, with ground floor commercial units (Use classes A3 (Café / Restaurant and D2 (Gym)), private amenity space and public realm comprising hard and soft landscaping, car parking and cycle facilities and other associated works.

Due to design development a series of amendments are proposed to include the following:

Revisions to landscaping along Hulme Street to allow for the now verified location of a gas main; design amendments to the roof terraces will improve the level of useable space; entrance locations have been reconsidered and rationalised to improve visibility and occupant flow; the design of the commercial units has been reconsidered to allow for sub-division to improve the range of in building facilities for residents; condensor units have been relocated; louvres to the penthouse roof terrace have been removed; the roof layout to Blocks A and B has been amended to allow access for maintenance; a number of building maintenance units are to be removed; smoke control vents have been moved and increased and Air Source Heat Pumps have been added; window positioning has been amended, intake louvre panels have been omitted and louvre sizes and positions updated and the loading bay has been relocated.

There are also some reductions and slight increases in height of roof top plant and lifts overruns.

Consultations & Notification Responses

None

Issues

Trees along Newcastle Street have been realigned to avoid the gas easement running through the site. The position of planters and trees along Hulme Street have also been repositioned to avoid the gas easement. Re-locating the planters in these areas has meant the scheme no longer has two parallel footpaths creating a stronger pedestrian route along Hulme Street. Where trees have been removed from Hulme Street to avoid the gas easement, they have been relocated elsewhere within the site boundary. There is no reduction in the number of proposed trees across the scheme.

The position of the entrance along Wilmott Street into Building Z1 podium has been re-located to create a visual link between Wilmot Street and Newcastle Street. Relocating the entrance enhances the flow through the building and increases the separation between the pedestrian entrance and the car park entrance creating an enhanced sense of arrival.

The location of the loading bay has been repositioned following on from the redesign of the main entrance.

Doors and windows in the podium of buildings A, B and D have been repositioned following design development which includes the addition of the Air Source Heat Pumps in lieu of CHP.

Additional entrance doors have been added to the commercial units to provide greater flexibility to the end user.

The Core and plant rooms have been reconfigured to provide a larger entrance lobby and increased amenity provision at ground floor providing more active frontage along Hulme Street and improving the arrival sequence into the building.

The residents landscape deck has been re-designed to rationalise the level changes and omit several ramps that were included on the consented scheme. External platform lifts will be installed to provide access to all. The omission of ramps has improved the extent of usable amenity space on the podium. In addition to this, the central section of roofscape has been made accessible to the residents with the inclusion of external lifts. Not only does this provide more external amenity space for residents but a visual connection to the Newcastle Street Square improving upon the passive surveillance.

There are reductions in height of roof top plant and lifts overruns of between -1.4m and 0.325 m in Building A, reductions of 0.16m and 0.875m and an increase of 0.2m on Building B and a slight increase of 0.1m on Building D. These are considered to be non material given the overall heights of the buildings (max 106.375m, 118.075m and 172.9 respectively). Visualisations have been provided from a series of viewpoints to fully illustrate that any impact of the changes would be non material when viewed from surrounding streets.

The relocation of the loading bay has been agreed as part of the S278 agreement with highways.

A revised Flood Risk Assessment (FSS-AJP-XX-00-DR-C-0001_Rev P03) was submitted and approved in support of Condition 11 (application ref no CDN/21/0951) This revision is included as part of the NMA application.

The proposed changes are considered to improve the overall proposals and 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.

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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

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

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a. Dwgs 10266-Z0-A-G100-XP-XX-99001 (GA Site Plan - Existing Site Plan), 10266-Z0-A-G100-XP-XX-99002 (GA Existing Site Location Plan) and 10266-Z0-A-G100-XP-XX-99003 (GA Site Plan - Existing Site Plan - Gas Easement Location);

b. Dwgs 10266-Z0-A-G100-EL-EE-99001 (East Elevation) P03, 10266-Z0-A-G100-EL-EE-99002 (Central East Elevation) P03, 10266-Z0-A-G100-EL-EN-9900 (North Elevation) P03, 10266-Z0-A-G100-EL-ES-99001 (South Elevation) P03, 10266-Z0-A-G100-EL-EW-99001 (West Elevation) P03, 10266-Z0-A-G100-EL-EW-99002 (Central West Elevation) P03 and details of amendments as shown in 10266-SHP-RP-PA-008 stamped as received on 05-12-22;

c. Dwgs 10266-Z0-A-G100-PL-00-99001 (GA Site Plan - Ground Floor Plan) P02 as amended by P51 and P52 of Brochure 10244-SHP-A-RP-PA-006 Rev 01, 10266-Z0-A-G100-PL-01-99001 (GA Site Plan - First Floor Plan) P02, 10266-Z0-A-G100-PL-02-99001 (GA Site Plan - Second Floor Plan) P02, 10266-Z0-A-G100-PL-10-99001 (GA Site Plan - Level 10 Floor Plan) P02, 10266-Z0-A-G100-PL-17-99001 (GA Site Plan - Level 17 Floor Plan) P01, 10266-Z0-A-G100-PL-21-99001 (GA Site Plan - Level 21 Floor Plan) P02, 10266-Z0-A-G100-PL-25-99001 (GA Site Plan - Level 25 Floor Plan) P02, 10266-Z0-A-G100-PL-44-99001 GA Site Plan (Level 44 Floor Plan) P01, 10266-Z0-A-G100-PL-RF-99001 (GA Site Plan - Roof Plan) P02, 10266-Z0-A-G100-PL-TY1-03-09-99001 (GA Site Plan - Typical 1 - Levels 03-09) P01, 10266-Z0-A-G100-PL-TY2-11-13-99001 (GA Site Plan - Typical 2 - Levels 11-13) P01, 10266-Z0-A-G100-PL-TY3-14-16-99001 (GA Site Plan - Typical 3 - Levels 14-16) P01, 10266-Z0-A-G100-PL-TY4-18-20-99001 (GA Site Plan - Typical 4 - Levels 18-20) P01, 10266-Z0-A-G100-PL-TY5-22-24-99001 (GA Site Plan - Typical 5 - Levels 22-24) P01, 10266-Z0-A-G100-PL-TY6-26-43-99001 (GA Site Plan - Typical 6 - Levels 26-43 P01) and details of amendments as shown in 10266-SHP-RP-PA-008 stamped as received on 05-12-22;

d. Dwgs 10266-Z0-A-G100-SC-XX-99001 (GEA Area Schedule) P01 to include kitchen areas and facilities as shown on pages 12,15,16,18 and 19 of Brochure 10244-SHP-A-RP-PA-006 Rev 01;

e. Dwgs 10266-Z0-A-G100-SE-AA-99001 (Section AA) P01 and 10266-Z0-A-G100-SE-BB-99001 (Section BB P01);

f. Dwgs 10266-Z0-A-G251-DE-XX-99001 (Detail Elevation Type 1 - Double Glazed Unit (Light Frit)), 10266-Z0-A-G251-DE-XX-99002 (Detail Elevation Type 2 - Double Glazed Unit (Dark Frit)), 10266-Z0-A-G251-DE-XX-99003 (Detail Elevation Type 3 - Podium Terracotta Façade), 10266-Z0-A-G251-DE-XX-99004 (Detail Elevation Type 4 - Podium Curtain Walling) and 10266-Z0-A-G251-DE-XX-99005 (Detail Elevation Type 5 - Building C Base);

g. Dwgs M90183 L100 Landscape Masterplan Revision A, M90183 L200 General Arrangement Plan (Sheet 1 of 3) Revision K, M90183 L201 General Arrangement Plan (Sheet 2 of 3) Revision K, M90183 L202 General Arrangement Plan (Sheet 3 of 3) - Revision K and M90183 Landscape Design Statement - Revision 02;

h. Dwgs M90183 SK001 Car Club Location Plan, M90183_SK002 Trees in Ground / Planters Plan, M90183SK003 Two Metre Pavement Clearance Plan and M90183 SK004 Smoking Bins Plan;

i. Vectos, Waste Strategy Report, VN91423, December 2019;

j. Simpson Haugh's Design and Access Statement Sections 4.1, 4.1.12 and 5.6;

k. Inclusions of measures and targets set out Element Sustainability - FIRST STREET SOUTH, MANCHESTER, ENVIRONMENTAL STANDARDS STATEMENT, JANUARY 2020, REF: 2019.163

l. Plot 11, First Street South, Manchester, DESIGNING FOR ACCESSIBILITY - ACCESS STATEMENT, 10266-A-RPT-BC-AD-M-001 Date: 1st May 2020 and M4(2) Accessible Schedule- 10266-Z0-A-G100-SC-XX-99002 by Simpson Haugh

m. Implementation of Broadband installation in accordance with Broadband Connectivity Assessment Downing Property Services Limited, First Street South, September, 2019 by Pager Power;

n. Air Quality Assessment - Mitigation set out within ES Appendix 6.2 paragraph 6.13 and on the basis that the agreed mitigation measures set out in the Air Quality Assessment Report (above) shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

o. Measures and recommendations within AJP Flood Risk Assessment & Drainage Strategy Report; FSS-AJP-XX-00RP-C-3000 Rev P03 (see CDN/21/0951);

p. Pager Power, Television and Radio Baseline Survey Report First Street South Downing Living (Manchester) Limited October, 2019 and mitigation measures set out within.

q. Details within Transport Statement (sections 5 and 7) by Sanderson dated November 2019 as amended by Transport Statement Addendum by Sanderson dated 23-03-20; and

r. Foundation Design - Groundwater Considerations Risk Assessment stamped as received on 14-07-20

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1 saved Unitary Development Plan policies DC19.1, DC20 and DC26.1.

1) Reason 1: Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and 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

2) The proposed amendments relate to changes resulting from detailed design development. There has been a need to revise the landscaping along Hulme Street to allow for the now verified location of a gas main, design amendments to the roof terraces will improve the level of useable space, entrance locations have been reconsidered and rationalised to improve visibility and occupant flow, the design of the commercial units has been reconsidered to allow for sub-division to improve the range of in building facilities for residents, condenser units have been relocated, louvres to the penthouse roof terrace have been removed, the roof layout to Blocks A and B has been amended to allow access for maintenance, a number of building maintenance units are to be removed, smoke control vents have been moved and increased and Air Source Heat Pumps have been added, window positioning has been amended, intake louvre panels have been omitted and louvre sizes and positions updated and the loading bay has been relocated. There are some slight increases and decreases in heights to the lift overruns and plant.

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