

13th December 2022

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Dear Eve,

FULL PLANNING APPLICATION FOR PROPOSED CLADDING REMEDIATION WORKS AT THE BOATMANS, CITY ROAD EAST, MANCHESTER, M15 4QF.

On behalf of Boatmans Management Company (C/O Rendall and Rittner Limited), this application seeks to obtain full planning consent for cladding remediation works at The Boatmans, City Road East, Manchester, M15 4QF. This application follows the withdrawal of application reference 134628/LP/2022 for a Certificate of Lawful Proposed Development for the replacement of external cladding, and subsequent conversions with the LPA.

This application should be read in conjunction with the following supporting documentation:

- Completed Application Forms
- Site Location Plan
- Photo schedule
- Life Safety Fire Risk Assessment Certificate of Conformity – The Boatmans
- FireCon-Version2
- Elevations
- Boatmans External Wall Review
- External Wall Fire Review
- Facade Survey Assessment Report

Site Location and Description

The site is located to the south-west of Manchester City Centre and to the north of the A57(M) road. It is situated on the corner of City Road East and River Place. The site is surrounded by residential uses to the east and commercial uses to the west.

To the north, east and south of the site there are residential units in the form of apartment blocks. Whilst to the west there is a site which appears to be used for the storage of containers.

Planning History

Application reference. 059543/FO/CITY3/00 for 'Residential development comprising 29no. flats with associated car parking' was granted 4th January 2001. The conditions were subsequently discharged.

Subsequent application reference. 063349/FO/CITY3/01 for the 'construction of an additional 30th apartment to development of 29 apartments approved under Application No. 059543/FO/CITY3/00' was granted 13th December 2001 but not implemented.

Application reference. 134628/LP/2022 for a '*Certificate of Lawful Proposed Development for the replacement of external cladding*' was withdrawn on 13th October 2022.

There is no other relevant planning history for the site.

Designations

The site is situated entirely within Flood Zone 1 (low risk), as defined by the Environment Agency's latest flood mapping data.

The site is free from any environmental and historic designations and there are no noted designations in the surrounding area.

Application background

This application has been submitted following the withdrawal of application 134628/LP/2022 for a '*Certificate of Lawful Proposed Development for the replacement of external cladding*', due to the LPA's view that the proposed material of cedar weatherboard lap in a dark oak colour was inferior to the existing timber. It was the LPA's view therefore that this would materially change the appearance of the building and on this basis the LPA confirmed that they could not grant a Certificate of lawfulness for the proposed works. Since the withdrawal of the previous application, the client team have proactively worked with the LPA to affirm that there is a vital need to carry out the works as soon as possible and have confirmed the acceptability of the proposed material prior to the submission of this application.

In accordance with Paragraph 38 of the NPPF, it is understood from conversations that the LPA are keen to work with us on this project and will seek to determine the application as soon as possible given the importance of the works for fire safety regulations. Also, because the proposed material has been agreed prior to the submission of this full planning application.

Development Description

This proposal seeks consent for cladding remediation works to replace the existing timber cladding with aluminium cladding in a light brown colour. This is alongside replacing the existing balcony decking with a Gripsure shera product in a brown wenge colour as shown in the accompanying photo schedule. These are proposed in order to comply with the current Department of Levelling Up, Housing and Communities Guidance.

Further details of the proposed materials are shown in the accompanying photo schedule and elevations, which show the areas where the works will be implemented. Please note no remediation works are proposed on the eastern elevation and the elevation will remain entirely in as existing.

All elements of the north, south and west elevations will remain in situ, with the addition of the proposed cladding remediation works as shown on the accompanying elevations.

It should be noted that there is a clear importance to remediate the building as soon as possible both from a resident's safety perspective and the timescales imposed by the Building Safety Fund (BSF).

The proposed development will not change the use of the building, it will simply enable compliance with fire safety regulations whilst maintaining the buildings aesthetic.

Planning Policies

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out a requirement that planning applications are to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Manchester City Council's key development plan document is the Core Strategy (CS) (adopted July 2012).

It is noted that these documents cover the period of 2012 to 2027.

The following policies and paragraphs are considered to be relevant to the application:

Core Strategy (adopted 2012)

Policy DM1 (CS) relates to development management. It sets out a number of specific issues that all development should have regard for, with 'community safety' listed as one of these. Another is 'Existing or proposed hazardous installations', the cladding can be classed as an existing hazardous installation.

Policy EN2 (CS) regards tall buildings, despite being in regard to new development it states, 'a fundamental design objective will be to ensure that tall buildings complement the City's key existing building assets and make a positive contribution to the evolution of a unique, attractive and distinctive Manchester, including to its skyline and approach views'.

National Planning Policy Framework (2021)

Paragraph 10 (NPPF) states that '*at the heart of the framework is a presumption in favour of sustainable development*'. **Paragraph 11** states for decision-taking, this means, approving development proposals that accord with an up-to-date development plan without delay.

Paragraph 12 (NPPF) notes that '*the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed*'.

Planning Considerations

On balance, the proposed works will only apply to the cladding and balcony remediation, all other elements will remain the same. Therefore, the proposed works are relatively small in scale and the use of the building will not change. The proposed cladding is in keeping with the surrounding area and is in accordance with relevant policies Policy DM1 (CS) and the NPPF as it will substantially improve the safety of the occupants of the building and the wider community through ensuring that the building accords with fire safety regulations. The proposed material would not be inferior to the existing in terms of appearance, rather it will ensure that the important fire safety regulations are met and ensure that the aesthetic of the building is maintained to the high standard of the buildings within the city centre, thus according with point 12.14 of the policy EN2 of the CS which states:

'Tall buildings by their very nature can dominate the street scene and be highly visible over long distances. They can also have an impact on the local micro-climatic conditions, for example, by creating wind tunnels. It is for these reasons that it is considered particularly important that they are designed to the highest quality, both in terms of appearance and their impact on the functioning of surrounding space'.

The proposed cladding remediation works are for fire safety compliance, and it complies with relevant sections of the CS (DM1 and EN2) as it will rectify a hazardous installation to improve community safety. Therefore, it is concluded that the proposed works would not have a detrimental impact on the appearance of the building or the surrounding area, as affirmed though the proposed materials which will maintain the aesthetic of the building in a way which complies with fire safety regulations.

The proposed cladding will incorporate concealed joints and fixings, as shown on the accompanying photo schedule. Due to the importance of the works and the proposed materials the works should be considered to be acceptable and appropriate as the works will read seamlessly as part of the existing building.

The proposed development is to be funded by the Building Safety Fund provided by the Ministry of Housing Communities and Local Government (MHCLG). Therefore, there is a need to obtain consent as soon as possible as previously iterated to comply with the timescales of the fund. There are no other material considerations which indicate that permission should not be granted.

Summary

This application has been prepared by Ridge and Partners for Boatmans Management Company (C/O Rendall and Rittner Limited) and seeks consent for the replacement of external cladding, following the withdrawal of application reference. 134628/LP/2022.

This letter has demonstrated that the proposals comply with relevant planning policy. Therefore, we respectfully request that permission is granted without undue delay.

I trust that this is sufficient to validate and consider the application. However, if you need any further information, please do not hesitate to contact me further.

Yours sincerely,



Emma Rawson
Assistant Planner (MSc)
For Ridge and Partners LLP

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