

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134537/NMC/2022

Date registered valid: 29 July 2022

Proposal: Non material amendment to application ref no 131571/FO/2021 comprising omission of external lobby area of the existing building line and inclusion of new canopy and replacement of existing revolving doors with sliding doors

Address: Manchester Aquatics Centre , 2 Booth Street East, Manchester, Manchester, M13 9SS

Ward(s): Hulme Ward

Applicant: Mr Barney Harle Manchester City Council, Head of Major Projects Capital Programmes and Procurement, Corporate Core Directorate, PO Box 532, Town Hall, M60 2LA

Agent (if any): Ms Dalia Juskaite Pozzoni Architecture Ltd Woodville House, 2 Woodville Road, Altrincham, WA14 2FH, United Kingdom

Case officer: Eve Woolstencroft
Tel: 0161 234 4533
Email: eve.woolstencroft@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 8 August 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site and Area

Manchester Aquatics Centre was built for the 2002 Commonwealth Games. The centre has been opened for around 20 years and has been very well received.

Currently, the facilities available to the public and professionals are a 50m swimming pool, diving pool, training pool, 3 gyms including strength gym, cardio gym and a performance gym, health suite including sauna and steam rooms, studio with an extensive class programme, cafe and leisure pool.

The site is bound to the West by Oxford Road, to the South by Booth Street East and to the East by the newly constructed Manchester Engineering Campus Development (MECD). To the North, the Aquatics Centre parking area is accessed from Boundary St E.

The Aquatics Centre is located close to the University of Manchester (UoM) and the Manchester Metropolitan University (MMU), with frequent bus links and a cycle lane via Oxford Street.

Description of development

The submitted application seeks a non-material amendment to application ref no. 131571/FO/2021 comprising omission of external lobby area of the existing building line, inclusion of a new canopy and replacement of existing revolving doors with sliding doors

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.

This application seeks approval of a series of non-material amendments to the approved planning permission 131571/FO/2021 which are:

- Omission of the environmental lobby outside of the existing building
- New proposed external canopy
- New sliding doors to replace the existing revolving doors.

Overall it is considered that the proposed revision is of a minor nature and would have no additional impact upon either visual or residential 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) 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

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 as approved under Condition 2 of Planning Permission granted under 131571/FO/2021:

Received by the City Council; as Local Planning Authority on 29 July 2022:

Drawings referenced: 1700, 2001, 2004, 3000 and 3001

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

3) The proposed amendments consist of the following alterations:

- Omission of the environmental lobby outside of the existing building
- New proposed external canopy
- New sliding doors to replace the existing revolving doors.

The amendments to the approved application 131571/FO/2021 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 approved.

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

Flood Zones Type 2 (low to medium risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: CENTRAL