

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133999/FO/2022

Date registered valid: 26 July 2022

Proposal: Installation of new PV cells to the roof of 15 Quay Street.

Address: 15 Quay Street, Manchester, M3 3HN

Ward(s): Deansgate Ward

Applicant: Mr Lewis Mills OBI Property Limited 80 Mosley Street , Manchester, M2 3FX

Agent (if any):

Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 30 November 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 30 November 2022

Standard consultations:

Printed: 4 November 2022 Expired: 25 November 2022

Neighbour notifications

Printed: 29 July 2022 Expired: 19 August 2022

Site notice

Posted: 7 November 2022 Expired: 28 November 2022

Press advert

Published: 9 August 2022 Expired: 30 August 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Deansgate Conservation Area 1985

Tree Preservation Order: Not applicable

Description of area

The application relates to a property located at 15 Quay Street. The building is a five-storey modern building that is not listed.

The building is within Deansgate Conservation Area and is adjacent the St John Street Conservation Area and is seen in context with other listed buildings including Sunlight House, the Manchester Opera House on Quay Street, Royal London House at the junction of Deansgate and Quay Street and the former County Court building on Deansgate, which are all Grade II Listed and the former County Court building and on Quay Street, which is Grade II* Listed.

Quay Street is a busy thoroughfare that provides access from Salford and North Manchester to Deansgate and Peter Street.

The building is also close to Spinningfields, which has become established as a premium financial and professional services destination set within world class architecture and public realm. It is a mixed-use destination with civic, residential, leisure and retail uses complementing the commercial offer, all in a high quality, planned, managed and safe environment.

Other surrounding uses include shops, offices, a theatre, a hotel, residential accommodation, bars, restaurants, and cafés.

Description of development

Planning permission is sought to install Photo Voltaic cells on the roof of the building.

Consultations & Notification Responses

Manchester Airport Safeguarding Officer - Recommended an informative to draw the applicant's attention to the procedures for crane and tall equipment notifications.

Environmental Health - Confirmed that they have no comments.

Publicity - The application was advertised in the local press, a site notice was displayed on site and letters were sent to surrounding occupiers. No replies were received.

Issues

The main issues for consideration relate to the acceptability of the proposals in terms of the impact on visual amenity, in particular the impact on the character and appearance of the surrounding conservation area and the setting of nearby listed buildings. The main policies that relate to this proposal are , policies EN1 (Design Principles and Strategic Character Areas), EN3 (Heritage), CC9 (Design and Heritage), SP1 (Spatial Principles) and DM1 (Development Management) of the Core Strategy for the City of Manchester and saved policies DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester and , Section 16 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework (2018)

Visual Amenity and the Impact on the Historic Environment -

The 18no. solar PV cells that would be located on the roof of the building would not be viewed from street level and would be sited adjacent to the stair block and plant room further preventing views from street level.

There wouldn't be any determinant impact on the conservation areas or the surrounding listed buildings.

Given the above, the works are considered to be in accordance with Section 16 of the National Planning Policy Framework (2018), policies EN3 (Heritage), CC9 (Design and Heritage), EN1 (Design Principles and Strategic Character Areas), SP1 (Spatial Principles) and DM1 (Development Management) of the Core Strategy for the City of Manchester and saved policies E3.3 (Environmental Improvement and Protection), DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester.

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

Officers work with applicants in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with planning applications. No problems arose in the processing of this application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

Plant Roof - Rev 2 by Atlantic Renewables.

Solar PV Quotation Overview dated 20/01/2022 by Atlantic Renewables.

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.

Appendix 1 – List of consultees & neighbours notified

Manchester Airport Safeguarding Officer
Environmental Health

Fifth Floor, 15 Quay Street, Manchester, M3 3HN
Fourth Floor, 15 Quay Street, Manchester, M3 3HN
Third Floor, 15 Quay Street, Manchester, M3 3HN
Second Floor, 15 Quay Street, Manchester, M3 3HN
First Floor, 15 Quay Street, Manchester, M3 3HN
MANSON INSURANCE LTD, Ground Floor, 15 Quay Street, Manchester, M3 3HN

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) 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 - Deansgate Conservation Area 1985
Area Team Boundary - Name: CENTRAL