

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132985/FO/2022

Date registered valid: 21 April 2022

Proposal: Elevational alterations involving the overcladding of the existing building ,

Address: The Apple Building, 270 Oldham Road, Manchester, M40 7NS

Ward(s): Miles Platting & Newton Heath Ward

Applicant: Mr Daniel Ashurst Anderton Gables 1-2 Cross Street, Preston, PR1 3LT

Agent (if any): Mr Daniel Ashurst Anderton Gables 1-2 Cross Street, Preston, PR1 3LT

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 8 August 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 13 June 2022

Standard consultations:

Printed: 15 June 2022 Expired: 6 July 2022

Neighbour notifications

Printed: 14 July 2022 Expired: 4 August 2022

Site notice

Posted: Expired:

Press advert

Published: 3 May 2022 Expired: 24 May 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: NO

This application relates to Apple Building a brick built 13 storeys, with an upper most floor level of 31.770m. The building is bound by Oldham Road , Butler Street and Gunson Street in Miles Platting Area of Manchester.

Description of Development

The submitted application seeks planning permission for the replacement of existing cladding and elevational alterations. The proposed works consist of Buff coloured brick slips to all elevations after removal of render.

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted and a site notice (Public Interest) was erected close to the site informing the public of the proposal and no representation were received.

The Highways Team - commented proposed external re cladding will be sited only within the curtilage of the site and will not impinge onto the adopted highway. Given the scale of the development highways do not anticipate a significant impact. However, commented a site layout plan location for indicating contractor parking, waste storage areas, and loading/unloading areas. During a site visited it was evident that the shrouding of the building had taken place and existing layout of servicing of the building had not changed including the car parking provision to

remain within the curtilage of the site. Furthermore, highways requested the applicant is advised that any requirements for licensing, hoarding / scaffolding, building maintenance and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network would cover the issues raised and an informative has been added to the consent.

Environmental Health- requested a pre commencement condition to acoustically insulated the building. However, given the nature of the development and the cladding replaces existing cladding it is anticipated the acoustic properties of the building would be maintained. Environmental health also requested the hours of works to be undertaken are restricted and an informative has been added to the consent.

Health and Safety Executive (HSE) - were consulted and assessed the fires statement and confirmed they had no comment to make regarding the removal of combustible materials on external walls and their replacement with non-combustible or limited combustibility materials.

Issues

The following policy and guidance is considered relevant to the consideration of this application:

- Policies DM1 and SP1 of the Manchester Core Strategy;
- Saved policy DC26 of the UDP;
- Guide to Development in Manchester (SPD);
- National Planning Policy Framework (NPPF).

Issues

Principle

The principle of the development is considered necessary and satisfactory, in order to allow the replacement of potentially combustible external materials, with a new, safer cladding system. Subject to the impacts to visual and residential amenity, the proposal is considered acceptable and compliant with the aforementioned policy and guidance.

Visual Amenity and Residential Amenity.

It is envisaged that the proposed materials are similar in appearance to that of the existing building or a better quality product and will involve the replacement and upgrade of existing external materials. It is not therefore believed there would be harm caused to either the character of the host building, the appearance of the area or the visual amenity of neighbouring occupiers.

Fire Safety

The safety credentials of the proposed cladding has been assessed by the health and safety executive and is considered to be acceptable

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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the 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:

AG20/20/0177/19, received electronically on the 14 July 2022, The Location Plan and the Alsecco Ecomin 400 Acrylic and Clay System Information, stamped as received on the 21 February 2022,

Alsecco Window Reveal Detail, Alsecco Window Reveal Detail, stamped as received on the 1 March 2022,

Alsecco External Wall Insulation 400 Product Information Sheet and the Fire Safety Statement by FRC, stamped as received on the 12 April 2022. The email from AG Projects and Building Consultancy, dated 14 December 2022.

The Brick Sample detail attached to the email from AG Projects and Building Consultancy, dated 12 July 2022.

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.

3) The development hereby approved shall be constructed and thereafter maintained, using the materials detailed in document referenced DRA-PL-00-202 REV P01 Materials Samples received by the City Council as Local Planning Authority on 28 July 2021 and AG20/20/0177/19, received electronically on the 14 July 2022, The Location Plan and the Alsecco Ecomin 400

Acrylic and Clay System Information, stamped as received on the 21 February 2022, Alsecco Window Reveal Detail, Alsecco Window Reveal Detail, stamped as received on the 1 March 2022, Alsecco External Wall Insulation 400 Product Information Sheet and the Fire Safety Statement by FRC, stamped as received on the 12 April 2022. The email from AG Projects and Building Consultancy, dated 14 December 2022. The Brick Sample detail attached to the email from AG Projects and Building Consultancy, dated 12 July 2022.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Informatives

1) The applicant is advised that any requirements for licensing, hoarding / scaffolding, building maintenance and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

2) DEMOLITION/CONSTRUCTION HOURS

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Health & Safety Executive (Land Use)
Health & Safety Executive (Fire Safety)

57 Bothwell Road, Manchester, M40 7NY
73 Bothwell Road, Manchester, M40 7NY
St Georges Youth And Community Centre, Livesey Street, Manchester, M4 5HF
Flat 68, Butler Court, Gunson Street, Manchester, M40 7WU
Ninth Floor Flat 4, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Ninth Floor Flat 1, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Eighth Floor Flat 2, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Seventh Floor Flat 1, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Fourth Floor Flat 4, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Fourth Floor Flat 2, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Third Floor Flat 4, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Third Floor Flat 3, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Second Floor Flat 4, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
First Floor Flat 3, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
75 Bothwell Road, Manchester, M40 7NY
69 Bothwell Road, Manchester, M40 7NY
Flat 51, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 38, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 32, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 23, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 22, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 16, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 13, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 12, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 58, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 44, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 25, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 23, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 20, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 14, Landos Court, Gunson Street, Manchester, M40 7WT
7 Adstock Walk, Manchester, M40 7NR
Flat 6, Butler Court, Gunson Street, Manchester, M40 7WU
48 Gunson Street, Manchester, M40 7XD
Flat 70, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 64, Butler Court, Gunson Street, Manchester, M40 7WU
Tenth Floor Flat 4, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Seventh Floor Flat 4, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Fifth Floor Flat 2, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
First Floor Flat 1, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Flat 31, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 24, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 19, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 27, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 12, Landos Court, Gunson Street, Manchester, M40 7WT
63 Bothwell Road, Manchester, M40 7NY
Flat 47, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 18, Butler Court, Gunson Street, Manchester, M40 7WU

Flat 7, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 62, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 13, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 8, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 82, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 78, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 77, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 72, Butler Court, Gunson Street, Manchester, M40 7WU
Twelfth Floor Flat 3, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Eleventh Floor Flat 1, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Sixth Floor Flat 4, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Sixth Floor Flat 3, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Sixth Floor Flat 2, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Fifth Floor Flat 4, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Fifth Floor Flat 1, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Flat 26, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 17, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 39, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 34, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 25, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 2, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 9, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 33, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 28, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 22, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 19, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 1, Landos Court, Gunson Street, Manchester, M40 7WT
67 Bothwell Road, Manchester, M40 7NY
Flat 58, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 69, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 67, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 65, Butler Court, Gunson Street, Manchester, M40 7WU
Twelfth Floor Flat 2, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Twelfth Floor Flat 1, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Tenth Floor Flat 3, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Eighth Floor Flat 1, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Sixth Floor Flat 1, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Fourth Floor Flat 1, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Flat 40, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 48, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 45, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 43, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 24, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 42, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 10, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 5, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 4, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 30, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 7, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 62, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 55, Butler Court, Gunson Street, Manchester, M40 7WU
Ground Floor Flat 1, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Flat 80, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 76, Butler Court, Gunson Street, Manchester, M40 7WU

Flat 66, Butler Court, Gunson Street, Manchester, M40 7WU
Tenth Floor Flat 1, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Seventh Floor Flat 3, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Seventh Floor Flat 2, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
First Floor Flat 4, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Flat 34, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 21, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 55, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 52, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 15, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 10, Landos Court, Gunson Street, Manchester, M40 7WT
5 Adstock Walk, Manchester, M40 7NR
Flat 41, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 4, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 37, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 27, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 53, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 47, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 29, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 49, Butler Court, Gunson Street, Manchester, M40 7WU
44 Gunson Street, Manchester, M40 7XD
40 Gunson Street, Manchester, M40 7XD
27 Landos Road, Manchester, M40 7HY
Flat 79, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 71, Butler Court, Gunson Street, Manchester, M40 7WU
Tenth Floor Flat 5, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Tenth Floor Flat 2, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Ninth Floor Flat 5, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Second Floor Flat 3, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Second Floor Flat 1, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
First Floor Flat 2, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Flat 45, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 36, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 40, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 63, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 54, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 44, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 33, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 30, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 15, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 8, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 60, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 49, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 37, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 32, Landos Court, Gunson Street, Manchester, M40 7WT
65 Bothwell Road, Manchester, M40 7NY
1 Adstock Walk, Manchester, M40 7NR
Flat 48, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 74, Butler Court, Gunson Street, Manchester, M40 7WU
Third Floor Flat 1, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Flat 83, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 75, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 73, Butler Court, Gunson Street, Manchester, M40 7WU
Twelfth Floor Flat 5, The Apple Building, 270 Oldham Road, Manchester, M40 7NS

Eleventh Floor Flat 5, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Eleventh Floor Flat 4, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Ninth Floor Flat 3, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Eighth Floor Flat 3, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Fifth Floor Flat 3, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Second Floor Flat 2, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Flat 29, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 50, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 17, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 9, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 59, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 35, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 63, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 54, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 42, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 38, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 35, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 18, Landos Court, Gunson Street, Manchester, M40 7WT
59 Bothwell Road, Manchester, M40 7NY
Flat 60, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 56, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 52, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 50, Butler Court, Gunson Street, Manchester, M40 7WU
46 Gunson Street, Manchester, M40 7XD
42 Gunson Street, Manchester, M40 7XD
Flat 3, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 81, Butler Court, Gunson Street, Manchester, M40 7WU
Twelfth Floor Flat 4, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Eleventh Floor Flat 3, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Eleventh Floor Flat 2, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Eighth Floor Flat 4, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Fourth Floor Flat 3, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Third Floor Flat 2, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Ninth Floor Flat 2, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Flat 43, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 39, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 14, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 3, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 61, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 57, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 5, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 57, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 20, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 11, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 28, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 59, Landos Court, Gunson Street, Manchester, M40 7WT
71 Bothwell Road, Manchester, M40 7NY
61 Bothwell Road, Manchester, M40 7NY
9 Adstock Walk, Manchester, M40 7NR
3 Adstock Walk, Manchester, M40 7NR
Flat 53, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 46, Butler Court, Gunson Street, Manchester, M40 7WU

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH