

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133794/NMC/2022

Date registered valid: 16 May 2022

Proposal: Non-Material Amendment application to planning permission ref: 122945/FO/2019 to enable the re-configuration of the car parking layout; removal of refuse chutes to all floors , and replacement with refuse storage areas at ground floor level ; together with internal layout revisions

Address: 328 - 336 Stockport Road, Manchester, M13 0LE

Ward(s): Ardwick Ward

Applicant: One Manchester Lovell House, Archway 6, Manchester, M15 5RN

Agent (if any): LRW Architects Leach Rhodes Walker Ground Floor West, 50 Dearmans Place, Manchester, M3 5LH

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 13 June 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

Description of site/building

The application site measures approximately 0.31 hectares and is bounded by Stockport Road and Plymouth Grove West. The site is currently under construction for the erection of a 7 storey building to form 96 residential apartments (Use Class C3a) with associated car parking, amenity space, boundary treatment, landscaping and other associated works following demolition of existing buildings which was granted planning permission in October 2019 following the signing of a section 106 agreement.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The surrounding area is characterised by a mixture of building types, sizes and uses. To the north west of the application site is a four storey residential apartment building positioned on the corner of Plymouth Grove West and Stockport Road. To the north east of the site is a three storey secondary school building and associated playfields and grounds known as the Dean Trust Ardwick School. A modern residential development lies immediately to the south of the application site which range between 2 and 3 storeys in height. Immediately to the west of the application site is a single storey Ukrainian church building with associated access off Plymouth Grove West. Beyond this is the grade II Listed Richmond Care Home and Plymouth Grove Primary School which are also access off Plymouth Grove West.

The application site is considered to be located in a sustainable location on the A6 Stockport Road corridor. This route provides regular access by bus into and out of the City Centre as well

as connecting the site to other parts of the local area. There is a designated cycle path along Stockport Road which provides a safe route for cyclists. Ardwick railway station is located within 0.8 miles, Belle Vue railway station is location within 1.5 miles and Oxford Road railway station within 2 miles of the application site.

The site is also accessible to Longsight District Centres which is within walking distance of the application which provides access to shops and other services and amenities.

Description of development

Non-Material Amendment application to planning permission ref: 122945/FO/2019 to enable the re-configuration of the car parking layout; removal of refuse chutes to all floors, and replacement with refuse storage areas at ground floor level; together with internal layout revisions

Consultations & Notification Responses

N/A

Issues

The applicant is seeking the following amendments to the scheme:

- Reconfiguring the car park layout to 57 spaces (including 3 accessible, 3 tandem), which provides an additional parking space.
- Removal of refuse chutes on all floors and adding small satellite stores at ground floor (a revised refuse strategy is being prepared and will follow).
- As a result of minor internal layout adjustments, the mix of units has changed from 7 x townhouses, 32 x 1 Bed & 57 x 2 Bed to 7 townhouses, 31 x 1 Bed, 58 x 2 Bed. Still the same number of units but a slightly revised mix.
- Minor elevational changes, which include identification of secret fixed Equitone, and glazed spandrel panels between 2 storey vertical windows, and revised jointing setting out to upper floor panels.
- Update roof to include renewable pv areas on the roofs.
- Addition of external cat ladders to the rear elevation, 3 no ventilation grilles to south facing elevation, and addition of smoke vents upstands to rooftops.
- Extended corridor to roof garden on 6th floor. Additional door on the west elevation on 4th floor.

The proposed changes are considered to be acceptable in in most cases improves the overall quality of the scheme.

The introduction of a glazed spandrel panel will help improve the vertical emphasis of the glazing and quality of the overall finish. There will also be concealed fixings for the equitone product.

The changes are considered to be non material in nature.

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:

Article 35 Declaration

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

1) The proposed seeks to re-configuration of the car parking layout; removal of refuse chutes to all floors , and replacement with refuse storage areas at ground floor level ; together with internal layout revisions.

2) Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval

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

7891-L(00)113A, 7891-L(00)114A, 7891-L(00)115A, 7891-L(00)116A, 7891-L(00)117A, 7891-L(00)118A, 7891-L(00)119A, 7891-L(00)120A, 7891-L(00)121A, 7891-L(00)122A, 7891-L(00)123A, 7891-L(00)124A, 7891-L(00)125A, 7891-L(00)126A, 7891-L(00)127A, 7891-L(00)128A, 7891-L(00)43B, 7891-L(00)133, 7891-L(00)129, 7891-L(00)130, 7891-L(00)134, 7891-L(00)131, 7891-L(00)132, 7891-L(00)135 and 7891-L(00) stamped as recieved by the City Council, as Local Planning Authority, on the 16 May 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.

13) Notwithstanding drawings 7891-L(00)48, 7891-L(00)49 and 7891-L(00)50 stamped as received by the City Council, as Local Planning Authority, on the 22 May 2019 and drawing 7891-L(00)43B stamped as recieved by the City Council, as Local Planning Authority, on the 16 May 2022, prior to the first occupation of the development, details of the siting, scale and appearance (including samples of materials) of the boundary treatment shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented and be in place prior to the first occupation of the development. The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Reason - To ensure that appropriate boundary treatment is put in place in the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

17) The development hereby approved shall be carried out in accordance with site waste management strategy stamped as received by the City Council, as Local Planning Authority, on the 8 March 2019 and ground floor plan 7891-L(00)113A stamped as received by the City Council, as Local Planning Authority, on the 16 May 2022. The details shall be implemented prior to the first occupation of both the residential and commercial elements of the development and thereafter retained and maintained in situ.

Reason - To ensure adequate refuse arrangement are put in place for the residential element of the scheme pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

20) Prior to the first use of the communal roof terrace as indicated on drawing 7891-L(00) 119A stamped as received by the City Council, as Local Planning Authority, on the 16 May 2022, the opening hours for the terrace shall be submitted for approval in writing by the City Council, as Local Planning Authority. The roof terrace shall then operate in accordance with the approved hours.

Reason - In the interest of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

23) Prior to the first occupation of the development, the provision of 96 cycle spaces, as indicated on drawing 7891-L(00)113A stamped as received by the City Council, as Local Planning Authority, on the 16 May 2022 shall be implemented prior to the first occupation of the development hereby approved and retained and maintained in situ for as long as the development remains in use.

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

24) Prior to the first occupation of the development hereby approved, the car parking layout, as indicated on drawing 7891-L(00)113A stamped as received by the City Council, as Local Planning Authority, on the 16 May 2022 shall be laid out, demarcated and made available. The car parking layout shall be retained and maintained for as long as the development remains in use.

Reason - To ensure car parking is available for the development pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012).

27) Prior to the first occupation of the development details of the provision of 6 electric car charging points shall be submitted for approval in writing by the City Council, as Local Planning Authority, within the car parking area as shown on drawing 7891-L(00)0113A stamped as received by the City Council, as Local Planning Authority, on the 16 May 2022. The approved details shall be implemented prior to the first occupation of the development and thereafter made available and retained for as long as the development is in use.

Reason - In the interest of promoting alternatives and minimising the impact of the development on air quality pursuant to policies EN16 of the Manchester Core Strategy (2012).

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

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: NORTH2