

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133808/NMC/2022

Date registered valid: 18 May 2022

Proposal: Non-material amendment for design revisions to the communal courtyard landscape scheme.

Address: Former Stagecoach Depot, Princess Road, Manchester, M14 7LS

Ward(s): Whalley Range Ward

Applicant: Mr M Bagot, Rowlinson Construction Ltd, 118B Gatley Road, Stockport, SK8 4AU

Agent (if any): Mr David Coulson, Buttress, 41 Bengal Street, Manchester, M4 6AF

Case officer: Robert Tyrer
Tel: 0161 234 4068
Email: robert.tyrer@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 14th June 2022

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: Not Required

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 and area

The application site relates to the site of the former Stagecoach Bus depot to the east side of the Princess Parkway in Moss Side, just south of the junction with Bowes Street. The site is viewed when approaching Manchester City Centre from the south.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The applicant is seeking a non-material amendment for design revisions to the communal courtyard landscape scheme.

Consultations & Notification Responses

None Required

Issues

Local Policy

Manchester Core Strategy Development Plan Document (2012) - The Core Strategy was adopted on the 11th July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant Core Strategy policies for this application are as follows:

SP1 – Spatial Principles

DM1 – Development Management 1

H1 – Housing Provision

H5 – Central Manchester Housing Policy

H8 – Affordable Housing

EN1 - Design Principles and Strategic Character Areas

EN4 - Reducing CO2 Emissions by Enabling Low and Zero Carbon Development

EN9 - Green Infrastructure

EN14 – Flood Risk

EN16 – Air Quality

EN17 – Water Quality

EN18 - Contaminated Land and Ground Stability

EN19 - Waste

T1 - Sustainable Transport.

T2 - Accessible Areas of Opportunity and Need.

The relevant UDP policies for this application are:

DC26 – Development and Noise

The Guide to Development in Manchester SPD

Residential Quality Guide

The Manchester Green and Blue Infrastructure Strategy (G&BIS)

Central Manchester Strategic Regeneration Framework

Moss Side and Rusholme District Centre Local Plan 2007

National Policy

National Planning Policy Framework (NPPF)

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.

The applicant is now seeking to make changes to the communal courtyard landscaping, the changes proposed are as follows:

- an increase in planting and soft landscape,

- removal of small lawned areas within the design,
- better consolidation of the raised planters to enclose the seating area,
- create a more open seating area for a more flexible communal space,
- retain parking and turning courtyard as previously approved,
- retain the refuse and cycle storage as previously approved.

The changes are considered to be minor in nature and would have no more impact upon either visual or residential amenity than the original approved drawings.

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

The proposed amendments relate to revision to the landscaping design to include:

- an increase in planting and soft landscape,
- removal of small lawned areas within the design,
- better consolidation of the raised planters to enclose the seating area,
- create a more open seating area for a more flexible communal space,
- retain parking and turning courtyard as previously approved,
- retain the refuse and cycle storage as previously approved.

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 have no significant material impact upon both the character and appearance of the area or upon visual amenity.

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

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

OUTLINE CONTRACTORS METHODOLOGY

(01) 807 BLOCK PLAN

8134-BA-ZZ-ZZ-DR-A-(05) 801-B EAST AND WEST ELEVATIONS

8134-BA-ZZ-1F-DR-A-(04) 802 GA FIRST FLOOR PLAN

8134-BA-ZZ-2F- DR-A-(04) 803 GA SECOND FLOOR PLAN

8134-BA-ZZ-3F-DR-A-(04) 804 GA THIRD FLOOR PLAN

8134-BA-ZZ-4F-DR-A-(04) 805 GA FOURTH FLOOR PLAN

8134-BA-ZZ-OF-DR-A-(04) 801 GA GROUND FLOOR PLAN

8134-BA-ZZ-OF-DR-A-(05) 803 WEST BAY DETAIL ELEVATIONS

8134-BA-ZZ-OF-DR-A-(05) 804 EAST BAY DETAIL

8134-BA-ZZ-ZZ-DR-A-(94) 810 - Rev A External Works - Site Plan

8134-BA-ZZ-OO-DR-A-(04) 810 TYPICAL 2 BED APARTMENT

8134-BA-ZZ-OO-DR-A-(04) 809 TYPICAL 1 BED APARTMENT

8134-BA-ZZ-OO-DR-A-(05) 800 WEST STREET ELEVATION

8134-BA-ZZ-RF-DR-A-(04) 806 GA ROOF PLAN

8134-BA-ZZ-RF-DR-A-(04) 808 SITE LAYOUT

8134-BA-ZZ-XX-DR-A-(04) 811 INTERNAL REFUSE PLAN

8134-BA-ZZ-XX-DR-A-(04) 812 EXTERNAL REFUSE PLAN

8134-BA-ZZ-XX-DR-A-(06) 802 NORTH AND WEST SECTIONS

8134-BA-ZZ-ZZ-DR-A-(04) 807 SITE BOUNDARY TREATMENT

8134-BA-ZZ-ZZ-DR-A-(05) 802 NORTH AND SOUTH ELEVATION

(01) 801 REV A SITE BLOCK PLAN

8134-BA-ZZ-OF-DR-A-(01) 802 SITE LAYOUT PLAN

Design & Access Statement prepared by Buttress

Environmental Statement prepared by the Energy Council ref 98415.2

Local Employment Commitment from Rowlinson

AFFORDABLE HOUSING STATEMENT

AIR QUALITY ASSESSMENT prepared by Redmore Environmental ref 1338-5r1

LANDSCAPING DETAILS prepared by the Environment Partnership refs D5833.01.008 and D5833.02.007

NOISE IMPACT ASSESSMENT prepared by Noise.co.uk ltd ref 20416-1

SITE WASTE MANAGEMENT PLAN

TRANSPORT ASSESSMENT prepared by Curtins ref 074868-CUR-00-XXRP-TP-001-Final

Received 19 Dec 2019

CRIME IMPACT ASSESSMENT prepared by Greater Manchester Police ref 2012/0273/CIS/01

Version A received 23 Dec 2019

SIGNAL LEVELS STATEMENT prepared by Sig Comm Digital Ltd 15 Jan 2020

DAYLIGHTING TECHNICAL ANALYSIS prepared by Energy Council ref 98415.3 16 Jan 2020

TV/FM &DAB RECEPTION SURVEY REPORT prepared by SCS 21 Jan 2020

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

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

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH