

Planning

Growth & Development

Delegated officer report for planning application

Application no.

Date registered valid: 17 September 2021

Proposal: Non material amendment to application ref no 122000/FO/2018 comprising amendment to Description of Development to the following: Erection of a part 25 part 3 storey residential tower (Use Class C3) for 177 apartments comprising 57 x 1 bed (34 x 1 bed 1 person and 23 1 bed 2 person), 115 x 2 bed (36 x 2 bed 3 person and 79 x 2 bed 4 person) and 5 x 3 bed (3 bed 5 person) with ground floor commercial space (Use Class A1, A2, A3, A4 and D1) above partial basement level associated shared amenity spaces at 3rd floor level, realm enhancements following demolition of existing buildings

Address: Victoria House , Great Ancoats Street, Manchester, M4 7AB

Ward(s): Piccadilly Ward

Applicant: Forshaw Land and Property Group Ltd and Salboy Ltd C/o Agent

Agent (if any): Miss Amy Gaskell Turley 1 New York Street, Manchester, M1 4HD

Case officer: Angela Leckie
Tel: 0161 234 4651
Email: angela.leckie@manchester.gov.uk

Recommendation: Approve

Date of recommendation: See 131634/JO/2021

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: N/A

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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

See 131634/JO/2021

Description of area

See 131634/JO/2021

Description of development

See 131634/JO/2021

Consultations & Notification Responses

None

Issues

See 131634/JO/2021

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) Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and 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) This application is submitted under section 96A of the 1990 TCP Act so as to ensure consistency between the description and the development to be delivered. As the change to the description of the development on the face of the permission will not in itself involve an amendment to the development, the City Council is entitled to consider that amendment to be "nonmaterial"

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

(a) Location Plan Dwg ref. 10122-A-B5D9-G100-XP-00-003;

(b) Demolition Plan Dwg ref. 10122-A-B5D9-G110-XP-00-003;

(c) Proposed Site Plan Dwg ref. 10122-A-B5D9-G100-P-00-003 Rev 03;

(d) General Arrangement Basement Plan Dwg ref. 10122-A-B5D9-G200-P-B1-003 Rev 03]; General Arrangement Ground Floor Plan Dwg ref. 10122-A-B5D9-G200-P-00-003 Rev 003 ; General Arrangement First Floor Plan Dwg ref. 10122-A-B5D9-G200-P-01-003 Rev 03; General Arrangement Second Floor Plan Dwg ref. 10122-A-B5D9-G200-P-02-003 Rev 03 ; General Arrangement Level 03-08 Plan Dwg ref. 10122-A-B5D9-G200-P-03-003 Rev 03 ; General Arrangement Level 09-18 Plan Dwg ref. 10122-A-B5D9-G200-P-09-003 Rev 03; General Arrangement Level 19-22 Plan Dwg ref. 10122-A-B5D9-G200-P-19-003 Rev 03 ; General Arrangement Level 23 Plan Dwg ref. 10122-A-B5D9-G200-P-23-003 Rev 03; General Arrangement Level 24 Plan Dwg ref. 10122-A-B5D9-G200-P-24-003 Rev 03; and General Arrangement Roof Plan [Dwg ref. 10122-A-B5D9-G200-P-RF-003 Rev 03;

(e) North East Elevation Dwg ref. 10122-A-B5D9-G200-E-NE-003 Rev 03; North West Elevation Dwg ref. 10122-A-B5D9-G200-E-NW-003 Rev 03; South East Elevation Dwg ref. 10122-A-B5D9-G200-E-SE-003 Rev 03; and South West Elevation Dwg ref. 10122-A-B5D9-G200-E-SW-003 Rev 03;

(f) Typical Level (NE Elevation) [Dwg ref. 10122-A-B5D9-G251-D-TY1-003 Rev 03]; Residential Entrance (NE Elevation) Dwg ref. 10122-A-B5D9-G251-D-TY2-003 Rev 03; Level 02 Parapet (NE Elevation) Dwg ref. 10122-AB5D9-G251-D-TY3-003 Rev 04; Roof Level Parapet (NE Elevation) Dwg ref. 10122-A-B5D9-G251-D-TY4-003 Rev 03; Substation (NW Elevation) Dwg ref. 10122-AB5D9-G251-D-TY5-003 Rev 03; Typical Level (SW Elevation) Dwg ref. 10122-A-B5D9-G251-D-TY6-003 Rev 03; and Retail Entrance (SW Elevation) Dwg ref. 10122-A-B5D9-G251-DTY7-003 Rev 03;

(g) Section AA Dwg ref. 10122-A-B5D9-G200-S-AA-003 Rev 03; and Section BB Dwg ref. 10122-A-B5D9-G200-S-BB-003 Rev 03;

- (h) Level 00 General Arrangement (RFM-XX-00-DR-L-0001);
- (i) Victoria House Waste Management Strategy Addendum Doc ref. VN81191, February 2022 by Vectos;
- (j) Recommendations in sections, 3, 4, 5, 6 and 7 of the Crime Impact Assessment Version A dated 12/11/19
- (k) Simpson Haugh's Design and Access Statement Doc ref. 10122-SHP-RP-DA03-02 and Design and Access Statement Addendum Doc ref. 10122-SHP-RP-S73 Rev 01;
- (l) Land at Victoria House, Great Ancoats Street, Manchester, Archaeological Desk-Based, Assessment Report No: 3422.R01b January 2020 by Nexus Heritage
- (m) Mitigation Measures detailed within Chapter 23 of Victoria House, Great Ancoats Street, Environmental Impact Assessment ES Vol 2 Environmental Statement, February 2020 by Turley; and additional mitigation measures detailed within Chapter 23 of the Victoria House, Great Ancoats Street, Environmental Statement Addendum, May 2021 by Turley
- (n) Energy & Environmental Standards Statement (doc ref. P1389-ES-001 Rev A), prepared by Novo
- (o) Implementation of Broadband installation in accordance with the Installation Design Document, Victoria House Manchester by hyperoptic.
- (p) Fire Statement Doc ref.1841 FS001.0 Victoria House Fire Statement Gateway One Plan 22 02 17, February 2022, prepared Design Fire Consultants;
- (q) Victoria House, Air Quality Assessment, Forshaw Land and Property Group Limited, Date: 24 January 2019, Doc ref: VIC-HYD-XX-XX-Y-RP-0003-P02 by Hydrock;
- (r) Measures and recommendations within Forshaw Land & Property Group Ltd, VICTORIA HOUSE, GREAT ANCOATS STREET FLOOD RISK ASSESSMENT, Project NO. 70048738, DATED: NOVEMBER 2018;
- (s) Pager Power, Television Impact Assessment and Baseline Survey, Victoria House, Great Ancoats Street, Forshaw Land & Property Group Ltd January, 2020 and mitigation measures set out within

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1 saved Unitary Development Plan polices DC19.1, DC20 and DC26.1.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3

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

HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)

Area Team Boundary - Name: CITY2