

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134446/NMC/2022

Date registered valid: 21 July 2022

Proposal: Non material amendment to planning permission 124995/FO/2019 to make elevational alterations and alterations to landscaping along Great Ducie Street

Address: Land Off Great Ducie Street

Ward(s):

Applicant: . C/o Agent, Norfolk House, Manchester, M2 1DW

Agent (if any): Mr Ed Harvey Avison Young 7 Norfolk Street, Norfolk House, Manchester, M2 1DW

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

Recommendation: Approve

Date of recommendation: 27 July 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

This 0.88 hectares site previously used as a surface car park and now occupied as a college building approved under planning permission 124995/FO/2019. The site bounded by Great Ducie Street, New Bridge Street and existing surface car parking. It is roughly rectangular in shape and slopes towards Great Ducie Street. In the south eastern part of the site the topography rises more steeply towards New Bridge Street.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The surrounding area contains a mixture of light industrial buildings, warehouses and surface level car parks. There is a Travelodge hotel to the north of the site and a residential development to the south west. The Manchester Arena is opposite the site on New Bridge Street. Srageways Prison is to the north east. The site is part of the Boddingtons Strategic Regeneration Framework. Victoria Station is directly opposite the site providing access to trains, trams and bus services across Manchester and beyond.

Description of development

Non material amendment to planning permission 124995/FO/2019 to make elevational alterations and alterations to landscaping along Great Ducie Street

Consultations & Notification Responses

n/a

Issues

This non material amendment is sought in order to reflect the typology of windows which was modify during construction. An example of this is type B windows which are now indicated as glazed upper panel and back painted lower panel.

There have also been modifications to the hard landscaping along Great Ducie Street elevation to suit the site levels which therefore now omits the diminishing steps. Handrails have now been incorporated at the request of building control which is acceptable.

The changes are considered to be non material in nature and do not affect the planning permission as a whole or its quality.

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 make elevational alterations and alterations to landscaping along Great Ducie Street

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:

Drawings CC-BBA-ZZ-XX-DR-A-1604, Rev C14, CC-SHP-ZZ-XX-DR-A-3291, Rev P03, CC-SHP-ZZ-XX-DR-A-3293, Rev P03, CC-SHP-ZZ-XX-DR-A-3294, Rev P03 and CC-SHP-ZZ-XX-DR-A-3390, Rev P04 stamped as received by the City Council, as Local Planning Authority, on the 21 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.

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

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

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

Flood Zones Type 2 (low to medium risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: CENTRAL