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City Centre Ward	Application Number 084948/FO/2007/C3	Date of Appln 16th Jan 2008	Committee Date 10 th April` 2008
Proposal	Erection of a 215 bed hotel with ancillary bar/restaurant, gym, meeting rooms, basement car parking and related access, servicing, landscaping and associated works		
Location	Land Bounded By River Street, Garwood Street, Mancunian Way And The Premier Travel Inn		
Applicant	Lance City Ltd, C/o Agent		
Agent	Drivers Jonas 26 York Street, Manchester, M1 4JB,		

Description

The application relates to a site measuring 0.27 hectares bounded by River Street, Garwood Street and the Mancunian Way. To the north east is the landscaped surface car park of the Premier Travel Inn on Medlock Street and to the west across Garwood Street is a single storey warehouse unit surrounded by trees. To the north west of the site across River Street is a residential development known as City South. The application site contains a concrete frame of a development that commenced under planning permission 057203/FO/CITY3/99 for 65 apartments. No subsequent work has been undertaken on the site for some time.

The applicant proposes to utilise the existing concrete frame to build an hotel as they consider that the residential development would no longer be a viable option. The hotel would comprise of a 215 bed hotel with reception, bar, restaurant, meeting rooms and gym, and 53 guest car parking spaces within the basement. It is proposed to add an extra storey on top of the existing structure, meaning the hotel would be 4 metres higher than the previously approved scheme.

The main part of the building fronting the Mancunian Way slip road would be eight storeys in height with a roof top plant area set back. The existing concrete floors of this part of the building would be extended forward to the front of the existing circulation cores to enable a double skin façade to be constructed, comprising a glazed external wall with coloured solid panels behind, This would create a curved glazed façade that would have exposed horizontal floor plates with random vertical blocks of colour behind the glazing fronting the Mancunian Way. At the corner of Garwood Street and River Street there would be a nine storey block clad in a fritted glass frameless curtain walling system with the main entrance to the bar at this corner. This block would return onto River Street and the building would drop down to approximately three storeys in height with the main entrance to the hotel and the service/car park entrance at ground floor. This element of the building would be formed from glazing surrounded by copper cladding panels. The rear of the block fronting the Mancunian Way would be visible from here and this would be clad in reconstituted stone panels punctuated by randomly spaced vertical aluminium framed windows.

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Consultations

Engineering Services – Some further assessment of traffic generation will be needed to feed into the future junction modelling along Medlock Street and a condition is recommended.

Head of Environmental Health – No objections in principle, subject to conditions requiring further details of external plant, hours of use, servicing hours and refuse storage and collection.

Environment and Operations (Refuse/Sustainability) – no objections have been received.

North West Regional Assembly – No comments as the application is not regionally significant.

Environment Agency – Recommend a condition requiring a ground investigation.

Highways Agency – No objections.

Greater Manchester Police - No objections in principle subject to various security measures being incorporated.

GMPTA – No objections have been received.

Publicity – The application has been advertised as a major application. Neighbours in the vicinity have been notified of the application. A letter of support has been received which also expresses concern about parking for residents on the surrounding streets. A letter objecting to the application has been received on the grounds of: too high, overshadowing, overlooking, increase in crime, air pollution from waiting taxis and service vehicles, increase in traffic, noise from the ancillary uses and smokers congregating outside, glazed white end block looks hideous, Prima Hotels are not luxury, loss of value of neighbouring properties, the entrances should not face the existing residential apartments.

Issues

Regional Spatial Strategy - The proposal is consistent with Regional Spatial Strategy (RPG13) policies DP1, which give priority to the development of sites on urban areas, DP3 which promotes good design, SD1, which promotes development in the Regional Poles, W6, which focuses tourism activity on the regional centres, and W7, which emphasises the need for Manchester to improve the overall quality of what it can offer in terms of 'business tourism' and city breaks.

Unitary Development Plan and Use - The proposal accords with the policies contained in the Unitary Development Plan for the City of Manchester (UDP) relating to this part of the City Centre. The scheme is considered to be consistent with policies relating to regeneration, which support economic and employment development (Policies I1.8, I1.9, I1.10, I2.1 and I3.1), in particular

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Policy I1.9, which allows a range of new hotel developments in appropriate locations within the City Centre. It is also consistent with policies on Environmental Improvement and Protection (Policies E1.1, E1.5, E3.2, E3.3, E3.5, RC4, RC6, RC7 and RC18), along with Policy RC20 (Area 22).

Regeneration - Regeneration is an important planning consideration and is a key component of approved planning policy. A considerable amount of redevelopment has taken place around the City Centre over the past 15 years and the site lies on the edge of the Southern Gateway area, for which the Great Jackson Street Development Framework has been drawn up. It is also on a critical gateway route into and around the City Centre from the national motorway network and the airport. It is important therefore to continue the regeneration process and maximise and diversify the benefits that it delivers, whilst delivering a development of the highest quality. It is considered that this would be a high quality development that would have significant benefits in bringing this site back into use, and would accord with the Great Jackson Street Development Framework. The scheme would also greatly improve the environment and image of the Inner Relief Route.

Environmental Impact Assessment - The proposal does not fall within Schedules 1 or 2 of the Environmental Impact Assessment Regulations 1999. Although there is no power to give a screening opinion within the meaning of the 1999 Regulations, the proposed development has been considered in the context of other developments in the area and it is considered that the proposal would not have any significant environmental effects.

Access - Access into and throughout the building would be provided for all and five per cent of parking spaces would be suitable for use by disabled persons.

Amenity - The building would be situated across the road from an existing residential apartment building. An acoustic scheme has been submitted which recommends measures to stop noise break out from the building and uses. It is considered that the building is set at a suitable distance from surrounding buildings so as not to cause detrimental overlooking or overshadowing to occupiers of neighbouring buildings.

Design - The height of the building is considered to be appropriate as it would be just one storey higher than the building previously approved on the site and is in keeping with other buildings on this side of the Mancunian Way. The building would be of a contemporary design creating a strong form and mass and holding the back of pavement. Its facades have been designed to respond to the different contexts of the site. The double skin arrangement of glazing fronting the Mancunian Way provides a visual and acoustic baffle to this busy route for occupiers of the building. The materials proposed are high quality and are considered to be appropriate for the site and its context.

Sustainability - The applicant intends to achieve a 'Very Good' BREEAM rating and a condition requiring this should be attached to any consent.

Crime and Disorder - The proposal would bring life to this area and create opportunities for natural surveillance of the streets. The applicant has carried out a crime impact assessment and all recommendations of that assessment are incorporated into the scheme. A condition requiring the development to achieve the Secure By Design standard should be attached to any permission.

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Parking/Servicing - The proposal would provide adequate underground car parking with spaces provided for secure bicycle parking.

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 the right to a fair hearing and to this end the Committee 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 Unitary Development Plan, the Head of Planning has concluded that some rights conferred by these Articles on the applicant(s)/objectors/residents 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. He believes that any restriction on these rights posed by approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation Approve

The application is approved on the basis that the proposal is in accordance with the City Council's Unitary Development Plan, in particular policies: I1.8, I1.9, I1.10, I2.1, I3.1, E1.1, E1.5, E3.2, E3.3, E3.5, RC4, RC6, RC7, RC18, DC9, DC26, along with Policy RC20 (Area 22), in that the development would support regeneration, economic and employment development, as well as environmental improvement and protection, and there are no material planning considerations to indicate otherwise, and subject to the following conditions:

Conditions and/or Reasons

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 applicant shall, with regard to television reception in the area containing the application site, provide the City Council as local planning authority with studies that:

a) Measure the existing television signal reception within the potential impact area, as identified in the Taylor Bros Installations (Bolton) Ltd desk top survey dated 18th and 19th October 2007, and within an area of 500 metres radius surrounding the building, before development commences. The work shall be undertaken either by an aerial installer registered with the Confederation of Aerial Industries or by a body approved by the Office of Communications (Ofcom), and shall include an assessment of the survey results obtained.

b) Assess the impact of the development on television signal reception within the potential impact area identified in (a) above within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, and at any other time during the construction of the

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development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out in (a) above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception, as advised in Planning Policy Guidance Note 8: Telecommunications.

3) Construction of the works hereby approved by this permission shall not take place until samples and specifications of the materials to be used on all external elevations of the development shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority.

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, pursuant to Manchester Unitary Development Plan policy I3.1 and Objective E3.

4) The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Any security measures to be implemented in compliance with this condition shall seek to achieve the `Secured by Design` accreditation awarded by the Greater Manchester Police. Written confirmation of those measures are to be provided to the City Council, as the Local Planning Authority.

Reason - In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well-being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000; to reflect the guidance contained in Circular 5/94 'Planning Out Crime'; and pursuant to Manchester Unitary Development Plan policy E3.5.

5) The consent hereby granted is for a development that has full access to all areas of the buildings and throughout the site for persons whose mobility is impaired.

Reason - For the avoidance of doubt and so as to provide direct access for disabled persons, pursuant to Manchester Unitary Development Plan policies DC9.1 and DC14.2.

6) Before the building hereby approved is occupied, the premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a report to be submitted to and approved in writing by the City Council as local planning authority.

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Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to Manchester Unitary Development Plan policies DC 10, DC26 and H2.2.

7) Provision shall be made, in accordance with a scheme for the adequate storage and disposal of refuse to be submitted to and approved in writing by the City Council as local planning authority. Such provision shall be available for use before the building is first occupied and shall remain in situ whilst the use or development is in use.

Reason - In the interests of amenity and public health, pursuant to Manchester Unitary Development Plan policy E1.2.

8) The parking spaces for disabled persons shown in the approved drawings shall be laid out and ready for use prior to the development being brought into use and shall be retained and permanently reserved for use by disabled persons.

Reason - To ensure that satisfactory parking provision for people with mobility impairments is provided within the scheme, pursuant to Manchester Unitary Development Plan policy T2.6.

9) No part of the development shall be occupied until space and facilities for bicycle parking have been provided in accordance with the approved drawings. These facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport, pursuant to Manchester Unitary Development Plan policies T3.1, T3.7 and RC18.

10) All vehicles entering and leaving the site during the construction period are to pass through a wheel wash. Details of the wheel wash shall be submitted to and approved in writing by the City Council as local planning authority prior to the development commencing.

Reason - To ensure that the proposed development does not cause unacceptable amounts of dust in the vicinity and to ensure that local roads are kept clear of mud.

11) Before the development hereby approved commences, a report to assess the likely extent of any ground contamination and/or ground gas being present on or affecting the site shall be submitted to and approved in writing by the City Council as local planning authority. Any necessary site investigations and remedial measures shall then be carried out in accordance with a scheme to be agreed in advance with the City Council as local planning authority.

Reason - To ensure that the presence of or the potential for any contaminated land/ground gas is detected and appropriate remedial action is taken in the interests of public safety, pursuant to Manchester Unitary Development Plan policy E3.5.

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12) The development hereby approved shall incorporate measures to minimise the environmental impact and energy use of the building and shall seek to achieve a minimum BREEAM rating of 'very good'. Written confirmation of this rating is to be submitted to and approved in writing by the City Council as local planning authority before the development is occupied, unless otherwise agreed in writing by the local planning authority.

Reason - In the interests of minimising the impact on the environment of the building, pursuant to adopted City of Manchester Unitary Development Plan policy E1.6, Regional Spatial Strategy policy ER13 and Planning Policy Statement 1 (PPS1).

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

Reason - For the avoidance of doubt and to ensure that the development is implemented in accordance with the approved plans and information.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 084948/FO/2007/C3 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted/notified on the application:

Engineering Services
Environmental Health
Contaminated Land Section
Environment & Operations (Refuse & Sustainability)
Environment Agency
GMPTE
Greater Manchester Police
The Highways Agency
North West Regional Assembly
221 – 231 (odds) Hulme Street, Manchester, M15 5EF
67 – 95 (odds) Rockdove Avenue, Manchester, M15 5EH
2 - 10 (evens) Hunmanby Avenue, Manchester, M15 5FE
1 – 23 (odds) Hunmanby Avenue, Manchester, M15 5FF
68 – 72 (evens) Rockdove Avenue, Manchester, M15 5FH
Proctor Youth Centre, Hulme Street, Manchester, M15 5EF
Apartments 1 – 183 (incl), City South, 39 City Road East, Manchester, M15
Premier Lodge, River Street, Manchester, M15 5FJ

Representations were received from the following third parties:

Joe Gallagher, Apartment 129 City South, Manchester
Spencer Woods, Apartment 3 City South,, 39 City Road East, Manchester
David Horne, Apartment 52, City South, 39 City Road East, Manchester

Relevant Contact Officer : Lucy Harrison
Telephone number : 0161 234 4651

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Email

: l.harrison1@manchester.gov.uk