

Planning

Growth & Development

Delegated officer report for planning application

Application no.	133272/FO/2022
Date registered valid:	6 April 2022
Proposal:	Erection of single storey side extensions to the sales building and creation of additional parking spaces
Address:	Civic Centre Service Station , Rowlandsway, Manchester, M22 5RG
Ward(s):	Woodhouse Park Ward
Applicant:	Motor Fuel Group Ltd Gladstone Place, 36-38 Upper Marlborough Road, St Albans, Hertfordshire, AL1 3UU
Agent (if any):	MBH Design Studio Ltd Rosemount House, Rosemount Avenue, West Byfleet, KT14 6LB
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	6 May 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 20 April 2022

Standard consultations:

Printed: 14 April 2022 Expired: 5 May 2022

Neighbour notifications

Printed: 14 April 2022 Expired: 5 May 2022

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

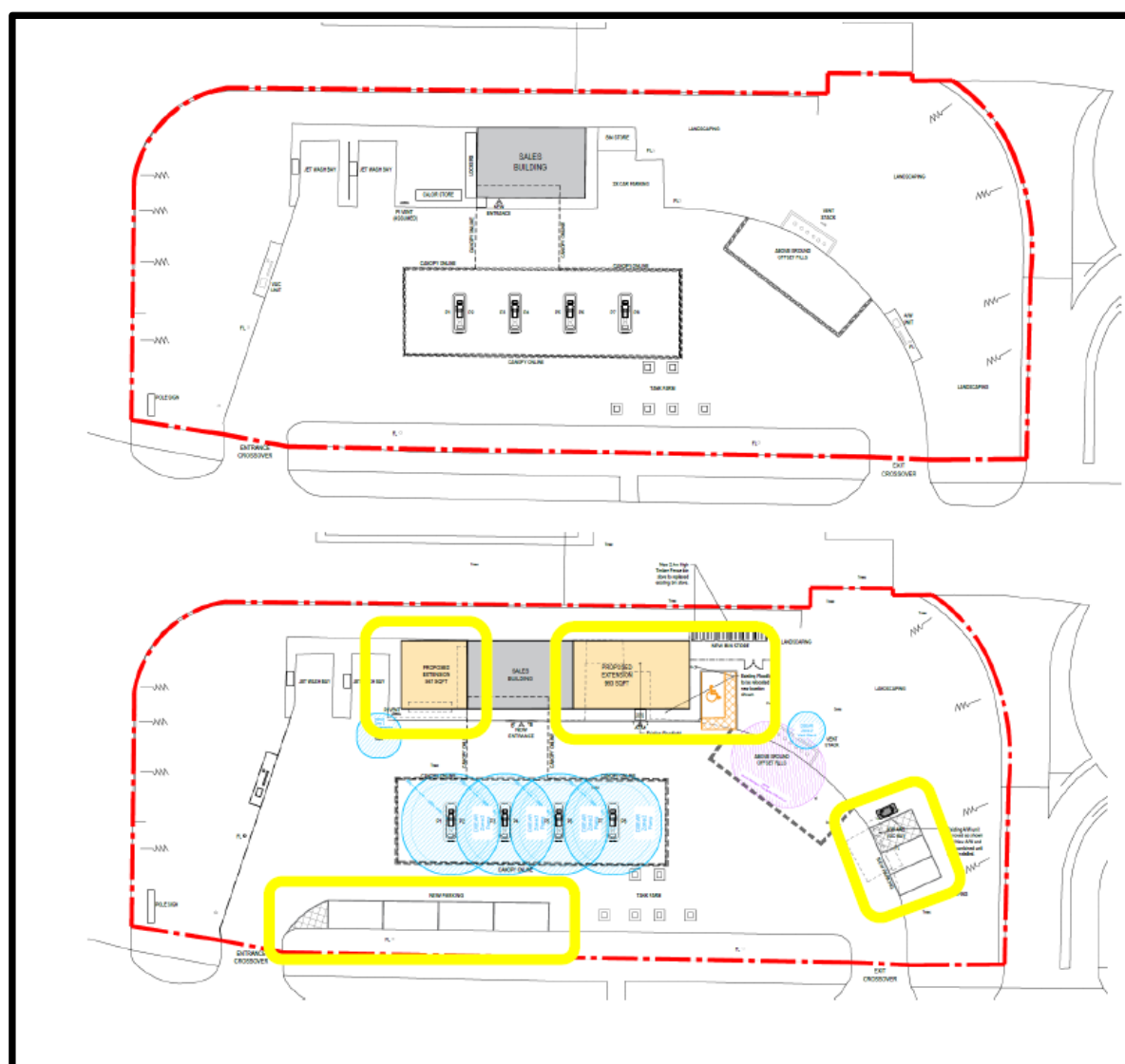
Description of site/building/area

This application relates to the BP Service Station located on Rowlandsway, close to the junction with Simonsway. The site consists of the service station sales building, a forecourt with pumps under a canopy and associated parking areas. The site is located within the Wythenshawe District Centre.

Listed building: no
Conservation area: no
Tree Preservation Order: no

Description of development

The applicant is proposing to erect single storey side extensions to both sides of the sales building, as well as creating seven new parking spaces.



Consultations & Notification Responses

Local Residents/Businesses – No comments received.

Highway Services – The proposed development is to take place within the red line boundary of the site and will not impinge onto the adopted highway, it is also noted that the vehicular entrance and exit from Rowlandsway will continue as existing.

The parking bays should accord with the council's standard minimum requirement and there should be no internal obstruction of the forecourt areas.

Environmental Health – Suggests a condition designed to prevent the ingress of hydrocarbons.

Policies

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below

Policy DM1, *Development Management* – This policy states that all development should have regard to a number of specific issues, the most relevant of which are as follows:

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.

Issues

Principle of the Proposal – The principle of expanding the retail floorspace on offer at the site, as well as providing additional parking facilities, is considered acceptable. Notwithstanding this, the potential impact upon existing levels of residential and visual amenity must be assessed.

Design – The design of the proposed extensions is considered acceptable and will complement the existing sales building. As such it is not considered that the proposed extensions would have a detrimental impact upon the levels of visual amenity enjoyed within the vicinity of the site.

Residential Amenity – Due to their design and siting, i.e. over 100 metres away from the nearest residential accommodation to the south, it is not considered that the proposal would have a detrimental impact upon the existing levels of residential amenity enjoyed by the occupants of those properties.

Pedestrian and Highway Safety – As the entrance and exit to the site remains unaltered and sufficient manoeuvring space would exist within the site, it is not considered that the proposal would have a detrimental impact on the current levels of pedestrian and highway safety enjoyed along Rowlandsway.

Public Safety – A condition to prevent the ingress of hydrocarbons into the sales building would be attached to any approval granted.

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

Officers have worked with the applicant in a positive and proactive manner to resolve any matters arising in relation to dealing with the planning application.

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

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 development hereby approved shall be carried out in accordance with the following drawings:

- a) Drawing no. 13727-206 stamped as received on 21 March 2022.
- b) Drawing nos. 13727-203a, 13727-204a and 13727-BP A, stamped as received on 6 April 2022.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) The development hereby approved shall be implemented using the materials detail on drawing no. 13727-206, stamped as received on 21 March 2022.

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, as specified in policies SP1 and DM1 of the Manchester Core Strategy.

4) Prior to the commencement of the development hereby approved, appropriate and comprehensive construction designs for the installation of a proprietary hydrocarbon membrane, in order to alleviate any possibility of vapour ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - In the interests of public health, as the development lies on a potential source of hydrocarbon vapour, pursuant to Policy EN18 of the Manchester Core Strategy.

Informatives

1) **Highways** - The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email [-highwaylicenses@manchester.gov.uk](mailto:highwaylicenses@manchester.gov.uk)

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

2 Swan Walk, Wythenshawe Civic Centre, Simonsway, Manchester, M22 5HZ
1 Swan Walk, Wythenshawe Civic Centre, Simonsway, Manchester, M22 5HZ
1E Hale Top, Manchester, M22 5RN
1C Hale Top, Manchester, M22 5RN
Civic Centre, Rowlandsway, Manchester, M22 5RG
Unit 4, Co-Operative House, The Birtles, Manchester, M22 5RE
72 Robinswood Road, Manchester, M22 0BX
Buzz Blngo, Rowlandsway, Manchester, M22 5RS
Unit 15, Hale Top, Manchester, M22 5RN
Unit 11, Hale Top, Manchester, M22 5RF
Unit 9, Hale Top, Manchester, M22 5RN
Unit 5, Hale Top, Manchester, M22 5RP
Unit 3, Hale Top, Manchester, M22 5RF
17 Hale Top, Manchester, M22 5RN
Swan Walk, Wythenshawe Civic Centre, Simonsway, Manchester, M22 5HZ
5 Swan Walk, Wythenshawe Civic Centre, Simonsway, Manchester, M22 5HZ
4 Swan Walk, Wythenshawe Civic Centre, Simonsway, Manchester, M22 5HZ
3 Swan Walk, Wythenshawe Civic Centre, Simonsway, Manchester, M22 5HZ

7 Hale Top House, Ainley Road, Manchester, M22 5RB
Wythenshawe Civic Centre, Simonsway, Manchester, M22 5HZ
1D Hale Top, Manchester, M22 5RN
1B Hale Top, Manchester, M22 5RN
1A Hale Top, Manchester, M22 5RN
Unit 1, 17 Rowlandsway, Manchester, M22 5RG
Unit 1, Hale Top, Manchester, M22 5RN
Hale Top House, Hale Top, Manchester, M22 5RQ
9 Hale Top House, Ainley Road, Manchester, M22 5RB
14 Tillhey Road, Manchester, M22 0DA
80 Robinswood Road, Manchester, M22 0BX
74 Robinswood Road, Manchester, M22 0BX
15 Tillhey Road, Manchester, M22 0DA
98 Robinswood Road, Manchester, M22 0BX
96 Robinswood Road, Manchester, M22 0BX
94 Robinswood Road, Manchester, M22 0BX
92 Robinswood Road, Manchester, M22 0BX
90 Robinswood Road, Manchester, M22 0BX
88 Robinswood Road, Manchester, M22 0BX
86 Robinswood Road, Manchester, M22 0BX
84 Robinswood Road, Manchester, M22 0BX
82 Robinswood Road, Manchester, M22 0BX
78 Robinswood Road, Manchester, M22 0BX
76 Robinswood Road, Manchester, M22 0BX

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 15M
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH