

Planning

Growth & Development

Delegated officer report for planning application

Application no.	132951/FO/2022
Date registered valid:	15 February 2022
Proposal:	Erection of a two storey portacabin to form office and welfare facilities, following removal of existing unit
Address:	Longley Lane HWRC, Manchester, M22 4RQ
Ward(s):	Sharston Ward
Applicant:	Jonathan Wilson, SUEZ Recycling and Recovery UK Ltd, North Tyneside Transfer Station, Wallsend Road, North Shields, NE29 7SH
Agent (if any):	
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	1 April 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 23 March 2022

Standard consultations:

Printed: 18 February 2022 Expired: 11 March 2022

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: 7 March 2022 Expired: 28 March 2022

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

The application site consists of a single storey portable building used as a welfare unit for staff working at the household waste recycling centre off Longley Lane. It is located to the south of the two storey brick built administration office and to the south of it is the recycling centre itself. The existing building is annotated by the white star below:



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

Description of development

The applicant is proposing to erect a two storey portable building on the site to form office and welfare facilities, following removal of existing unit.

Consultations & Notification Responses

Members of the Public – No comments received.

Environmental Health – Recommend any service entry pipes into the portacabin that come from beneath the ground are properly sealed so as to prevent any gas ingress. If the service entry pipes do not enter the ground (laid over the surface) then this would not be required.

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 SP1, *Spatial Principles* – Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

its appearance and retail function. Further small retail units will be appropriate. Development of the evening economy will be carefully managed to ensure that this complements the vitality of the retail and the amenity of nearby residents.

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

- 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.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Issues

Principle of the Proposal – Given that there is a single storey welfare portable building on the site at the moment, the principle of providing improved facilities, albeit two storeys high, is considered acceptable.

Design and Siting – The design and siting of the replacement building is considered acceptable.

Pedestrian and Highway Safety – The proposal would not have a detrimental impact upon the current levels of pedestrian and highway safety enjoyed in this part of the recycling centre.

Residential and Visual Amenity – Given its location, to the side of the existing administration building, it is not considered that the proposal would have a detrimental impact upon the current levels of residential and visual amenity enjoyed within the vicinity of the site.

Gas Ingress – At the request of Environmental Health, an *Informative* concerning the prevention of gas ingress into the building would be attached to any approval granted.

Drainage – The application site is not within Flood Zone 2 or 3.

Ecological Features – The proposal would not have a detrimental impact upon any existing ecological features.

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 based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this 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 and documents:

a) Drawing nos. LGY-PLN-0321-01 to 07, stamped as received on 15 February 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.

Informative

1) Gas Ingress – It is recommended that any service entry pipes into the portacabin that come from beneath the ground are properly sealed so as to prevent any gas ingress. If the service entry pipes do not enter the ground (laid over the surface) then this would not be required.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Appendix 2 – Planning constraints

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

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 45M

Historic Landfill Site 250m Buffer -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH