

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132921/FO/2022

Date registered valid: 17 February 2022

Proposal: Erection of single storey extension to form main entrance for security with associated toilet facility.

Address: Wellington Mill , Pollard Street East, Manchester, M40 7FS

Ward(s): Ancoats & Beswick Ward

Applicant: Mr John Moore Pretty Little Thing Ltd [PLT] Wellington Mill, Pollard Street East, Manchester, M40 7FS

Agent (if any): Mr Tim Rogerson Jenkins Design Services Ltd 2-4 Houghton Street, Bury, BL9 0TA

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

Recommendation: Approve

Date of recommendation: 14 April 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 21 February 2022 Expired: 14 March 2022

Neighbour notifications

Printed: 21 February 2022 Expired: 14 March 2022

Site notice

Posted: Expired:

Press advert

Published: 1 March 2022 Expired: 22 March 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site consists of Wellington Mill and associated yard. The building is currently occupied by the applicant, Pretty Little Things, who currently use the building as offices. The building is single storey in height and is enclosed by a high boundary wall and razor wire to Pollard Street East and Beswick Street.

Due to the recent expansion of the business there is a need to be additional floorspace created at the development to meet the ongoing business needs.

The Ashton Canal is located to the north west of the application site. There is no towpath where the existing building abuts the canal.

The existing building consists of divided open plan desk arrangements for different departments. Two large open plan areas take up a large amount the floor area, one towards the front of the building (Pollard Street) and one at the back (Ashton Canal Side). The open plan area towards the back of the building has two pitched roofs spanning from grid line 6 to the back of the building, with the pitches running from the car park side of the building to grid line G. This area is the later added infill of the coal yard.

Access to the building is via the main entrance located off the car park leading into the reception. The principal vehicular access is from Pollard Street East.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The application site is situated within the expanded City Centre boundary area and falls within the regional centre as defined by policy EC3 of the Core Strategy. The area is mixed use made up of a number of former Victorian Industrial Buildings which were focused in and around the Ashton Canal.

A number of residential developments have arisen over the years with low rise social housing to the north and south of the application site together with more dense modern developments at Millners Wharf and mill conversion schemes.

The application site is bounded by Pollard Street East, Beswick Street and the Ashton Canal to the. Wellington House abuts the site north west and comprises a number of creative workspaces.

There are a number of listed buildings and structures in the local area including Brunswick Mill (grade II) which is located on the opposite side of the canal to the application site together with the brick at Beswick Street (grade II).

Description of development

Erection of single storey extension to form main entrance for security with associated toilet facility.

Consultations & Notification Responses

Local residents/public opinion – No comments residents

Highways – No objection subject to a plan showing movement to the car park can be maintained.

Environmental Health – If any plant is proposed then this should be a condition of the approval.

Policy

Manchester Core Strategy (2012) – Policies SP1, EC1, EN1 and DM1

Planning History

127505/FO/2020: Erection of a first floor extension to existing building to provide 880 sqm of additional office accommodation (Use Class B1) together with elevational alterations and other associated works

Issues

Principle

The proposal would result in the installation of a new entrance to the office building. It would provide suitable provision for the building security team and associated toilet.

The proposal is considered to be acceptable in principle as it would provide ancillary accommodation to support the employment use at the site.

Visual amenity

The proposal would be sited in the position of the current main entrance to the office building at Wellington Mill. The addition would be visible from Beswick Street albeit set back from the road behind the boundary wall.

The structure would be single storey in height and sit at the existing eaves height of building. The structure would appear modest on the context of the overall scale of the building. The addition would be cladding in a combination of white glazed brick slips and timber slatted cladding. The cladding would be pink in the company corporate colours. Industrial metal double doors would open into the entrance foyer.

The addition is considered to be small scale and appropriately sited in the context of the original building. Its contemporary appearance contrasts with the Victorian heritage of the former mill building and the contemporary roof development which is under construction.

The proposal is considered to comply with policies SP1, EC1, EN1 and DM1 in that it would support the ongoing employment use with an appropriate extension in terms of its appearance.

Other matters

Environmental Health have recommended a plant condition but none is proposed as part of the development. Highways Services have requested that there should be sufficient space in front of the development to access the car parking area. This is imposed as a condition of the approval.

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. Pre application advice has been sought in respect of this matter where early discussions took place regarding

the proposal. The proposal is considered to be acceptable and therefore determined within a timely manner.

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:

Drawings B1-00-DR-A-2000, B1-00-DR-A-2001, B1-RF-DR-A-2010, B1-RF-DR-A-2011, B1-ZZ-DR-A-4000, B1-ZZ-DR-A-4001, B1-ZZ-DR-A-4002 and SI-00-DR-A-1100 stamped as received by the City Council, as Local Planning Authority, on the 11 February 2022

Design and Access statement stamped as received by the City Council, as Local Planning Authority, on the 11 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 Core Strategy.

3) Prior to the commencement of development, samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining in and a strategy for quality control management.

The approved materials shall then be implemented as part of the development.

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 Core Strategy.

4) Prior to any above ground works, details of swept path showing vehicle manoeuvres to/from the forecourt car parking spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the proposal and thereafter retained and maintained.

Reason – To ensure manoeuvres can be made safely pursuant to policy DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

KD Drums, Wellington House, Pollard Street East, Manchester, M40 7FS
Marble Media Studio, Wellington House, Pollard Street East, Manchester, M40 7FS
BSH Transit Cases, Wellington House, Pollard Street East, Manchester, M40 7FS
Huller And Sons, Wellington House, Pollard Street East, Manchester, M40 7FS
G2, Wellington House, Pollard Street East, Manchester, M40 7FS
BCM Services, Wellington House, Pollard Street East, Manchester, M40 7FS
Talal UK, Wellington House, Pollard Street East, Manchester, M40 7FS
Fibreglass Technology, Wellington House, Pollard Street East, Manchester, M40 7FS
Prime Time Studios, Wellington House, Pollard Street East, Manchester, M40 7FS
Pinstripe, Wellington House, Pollard Street East, Manchester, M40 7FS
Flying Carpets, Wellington House, Pollard Street East, Manchester, M40 7FS
Peerbridge Ltd, Wellington House, Pollard Street East, Manchester, M40 7FS
Sound Station Productions, Wellington House, Pollard Street East, Manchester, M40 7FS
7 Piercy Street, Manchester, M4 7HY
1 Piercy Street, Manchester, M4 7HY
Enterprise LGV Tuition, Pollard Street East, Manchester, M40 7FS
Fourth Floor, Wellington House, 1 Pollard Street East, Manchester, M40 7FS
Ground Floor, Wellington House, 1 Pollard Street East, Manchester, M40 7FS
Beswick Street Mill, 4 Spectator Street, Manchester, M4 7HS
Unit 6 And Unit 15, Wellington House, Pollard Street East, Manchester, M40 7FS
Ground Floor Store 8, Wellington House, 1 Pollard Street East, Manchester, M40 7FS
Ground Floor Unit 7, Wellington House, 1 Pollard Street East, Manchester, M40 7FS
Third Floor, Wellington House, 1 Pollard Street East, Manchester, M40 7FS
Second Floor, Wellington House, 1 Pollard Street East, Manchester, M40 7FS
Phoenix Mill, Piercy Street, Manchester, M4 7HY
Wellington House, 1 Pollard Street East, Manchester, M40 7FS
24A Beswick Street, Manchester, M4 7HR
3 Piercy Street, Manchester, M4 7HY
Ground And First Floor, Beswick Street Mill, 4 Spectator Street, Manchester, M4 7HS
Unit 11, Wellington House, Pollard Street East, Manchester, M40 7FS
97 Heaven Limited, Wellington House, Pollard Street East, Manchester, M40 7FS
125 Pollard Street, Manchester, M4 7JB
Part Ground Floor, Bridge 5 Mill, 22A Beswick Street, Manchester, M4 7HR
Offices 16 And 17 Part First Floor, Bridge 5 Mill, 22A Beswick Street, Manchester, M4 7HR
Office 18 Part First Floor, Bridge 5 Mill, 22A Beswick Street, Manchester, M4 7HR
Fourth Floor, Beswick Street Mill, 4 Spectator Street, Manchester, M4 7HS
Third Floor, Beswick Street Mill, 4 Spectator Street, Manchester, M4 7HS
Fifth Floor, Beswick Street Mill, 4 Spectator Street, Manchester, M4 7HS
Second Floor, Beswick Street Mill, 4 Spectator Street, Manchester, M4 7HS
Lower Ground Floor, Bridge 5 Mill, 22A Beswick Street, Manchester, M4 7HR
Ground Floor, Phoenix Mill, Piercy Street, Manchester, M4 7HY
Ground Floor And First Floor, Phoenix Mill, Piercy Street, Manchester, M4 7HY
Offices 2 To 3, Bridge 5 Mill, 22A Beswick Street, Manchester, M4 7HR
Second Floor Room 15, Bridge 5 Mill, 22A Beswick Street, Manchester, M4 7HR
Second Floor Room 14, Bridge 5 Mill, 22A Beswick Street, Manchester, M4 7HR
Second Floor Annexe 2, Bridge 5 Mill, 22A Beswick Street, Manchester, M4 7HR
Annexe 1 First Floor, Bridge 5 Mill, 22A Beswick Street, Manchester, M4 7HR
Second Floor 13, Bridge 5 Mill, 22A Beswick Street, Manchester, M4 7HR

Second Floor 10 To 12, Bridge 5 Mill, 22A Beswick Street, Manchester, M4 7HR
MERCY LTD, Third Floor, Bridge 5 Mill, 22A Beswick Street, Manchester, M4 7HR
Offices 6 To 7, Bridge 5 Mill, 22A Beswick Street, Manchester, M4 7HR
Office 9, Bridge 5 Mill, 22A Beswick Street, Manchester, M4 7HR
Office 8, Bridge 5 Mill, 22A Beswick Street, Manchester, M4 7HR
Office 5, Bridge 5 Mill, 22A Beswick Street, Manchester, M4 7HR
Office 4, Bridge 5 Mill, 22A Beswick Street, Manchester, M4 7HR
Office 1, Bridge 5 Mill, 22A Beswick Street, Manchester, M4 7HR
Bridge 5 Mill, 22A Beswick Street, Manchester, M4 7HR
Second Floor, 22A Beswick Street, Manchester, M4 7HR
Central Studios, Wellington House, Pollard Street East, Manchester, M40 7FS
Wrestling Gym, Wellington House, Pollard Street East, Manchester, M40 7FS
Jabio, Wellington House, Pollard Street East, Manchester, M40 7FS
Vox Pop Music, Wellington House, Pollard Street East, Manchester, M40 7FS

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 90M
Site of Biological Interest - Name: Ashton Canal (West)
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH2