

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132268/FO/2021

Date registered valid: 15 December 2021

Proposal: Erection of single storey side extension to form additional meeting space for existing industrial unit.

Address: Unit 3 Regal Industrial Estate, Gorton Road, Manchester, M12 5BX

Ward(s): Ardwick Ward

Applicant: Mr. Mubbushar Mirza Coda Studios 18 Peakdale Avenue, SK8 3QL

Agent (if any): Miss Viktoria Klimentova Coda Studios Lloyds House, 18 Lloyds Street, Manchester, M2 5WA

Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 1 March 2022

Application details

Type of application: Full Application Consent

Development type: Minor Industry

Date of site visit:

Standard consultations:

Printed: 20 December 2021

Expired: 10 January 2022

Neighbour notifications

Printed: 20 December 2021

Expired: 10 January 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

This application relates to an existing Class B2 industrial unit on the Gorton Industrial Estate. This is an historic industrial location and there is no clear planning history for the site, other than a planning permission, granted in 1988, that references the refurbishment of existing industrial premises (032715).

The industrial estate is split into a number of units, housed in one building, with unit 3 located to the rear of the site, adjacent to the railway land that runs along the northern boundary of the site. To the west of the building there is a large triangular shaped parking/servicing yard, which serves the various units on the estate.

The existing building is approximately 7 metres high, being brick built, at ground floor level, with a steel clad pitched roof. It is proposed to erect a single storey extension, to the side of the building, to form additional meeting space for unit 3. The proposed extension would be approximately 3 metres high, with a flat roof, would have a floorspace of 11 square metres and would be constructed in black cladding and brick plinth, to match the existing building.

Consultations & Notification Responses

Local residents/adjoining occupiers - No comments received.

Highway Services - Makes the following comments:

The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway.

It is accepted that the proposed development is unlikely to generate any significant difference in trip levels when compared to the current use. The single storey extension will increase the property by 11sqm. Given the sites location, it is accepted that the number of vehicle trips to the site will be minimal, and therefore no safety or network impact is envisaged.

The current on-site parking offering is to be retained and as such, Highways have no concerns regarding vehicular build up on- street.

Refuse servicing will continue as present, bins will be stored at the existing bin store situated within the sites curtilage and presented to the highway on waste collection days.

Given the minimal scale of construction works involved, the level of construction vehicles are unlikely to generate any significant on-street parking demands.

Strategic Area and Citywide Support Manager - Recommends that conditions are attached relating to the approval of the indicated waste management arrangements, installation of a proprietary gas membrane and the acoustic insulation of any externally mounted equipment. Informatives are also requested relating to operating hours and a contaminated land watching brief.

Flood Risk Management Unit - Made the following comments:

The site is in Flood Zone 1 with very low to low risk of surface water flooding. The application form indicates the extension is <250m².

It is recommended that it is queried why watercourse has been ticked as a method of disposal on the application form. If a watercourse is intended to be used, this will need further consideration and may require application for consent. Once they have this information they will be able to comment further.

In response, the applicant submitted revised plans, to clarify the proposed situation and confirming that the proposed drainage would link into the existing network. FRMU noted these comments and considered that the applicant had not fully answered their question about whether the proposed discharge is to a watercourse. However, they determined that, even if the existing system is to a watercourse, the scale/type of this development would have negligible impact compared to the existing site. They therefore recommended no drainage condition and indicated that an informative would cover their requirements.

Greater Manchester Police - No comments received.

Network Rail - No objections to the application. However, as the proposed development lies within 10 metres, of their land they have a number of requirements which have been brought to the attention of the applicant, who have confirmed that they have been in contact with Network Rail.

Issues

National Planning Policy Framework (July 2021) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

It states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;
- b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. paragraph 126).

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.

Policy SP1 identifies the City Council's Core Development Principles and states that 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
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy EN1 relates to design principles and strategic character areas and states that all development in Manchester will be expected to follow the seven principles of urban design listed below:

- Character: a place with its own identity
- Continuity and enclosure: a place where public and private places are clearly distinguished
- Quality of the public realm: a place with attractive, and successful outdoor areas
- Ease of movement: a place that is easy to get to and move through
- Legibility: a place that has a clear image and is easy to understand
- Adaptability: a place that can change easily
- Diversity: a place with variety and choice

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed

guidance may be given within a supplementary planning document:-

- 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 and 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.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan - The site is unallocated in the plan.

Saved policy DC26.1 states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a. the effect of new development proposals which are likely to be generators of noise; and
- b. the implications of new development being exposed to existing noise sources, which are effectively outside planning control.

Principle of use - The premises are an existing complex of industrial uses and the proposal represents a relatively small scale addition to an existing operation. the proposed development is therefore considered to be acceptable in principle.

Impact of works - The area is exclusively industrial/commercial with no residential properties in the immediate vicinity of the site. In addition, the proposed extension would be situated to the rear of the site, being over 20 metres away from the road frontage and would be seen against the backdrop of the existing two storey building and a raised railway line, that runs well above the site and the proposed extension. Also, the existing building has an existing single storey element, that projects from the side of the building, which will partly hide the proposed extension, when viewed from Gorton Road. The proposed structure is limited in size and scale , and set at the back of the parking area, therefore ,although would be finished in black cladding rather matching the existing brick building, it is not considered that the proposed development would have an adverse visual impact upon the area.

Car parking/servicing - The proposed extension would lead to no loss of any parking spaces and would not lead to any change in the current servicing and waste collection arrangements. As it is such a small scale addition, it is not expected that the proposed development would impact on the activities currently carried out in the parking/servicing area and Highways Services have no objections to the proposal.

Drainage - Following some original concerns, the Flood Risk Management Unit have determined that the scale/type of this development would have negligible impact compared to the existing site and have not recommended any drainage conditions.

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. In this case, clarification was sought in relation drainage matters. In addition the applicant has been advised of a pre-commencement condition.

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 drawing and documents:

Drawings numbered 3073-CDA-B1-GF-DR-IM-0201 rev B and 3073-CDA-B1-XX-DR-IM-0301 rev B, and the Waste Management Strategy dated 9 December 2021, all stamped as received by the City Council, as Local Planning Authority, on 6 December 2021.

Drawings numbered 3073-CDA-B1-ST-DR-IM-0200 rev D and 3073-CDA-B1-ST-DR-IM-0600 rev D, stamped as received by the City Council, as Local Planning Authority, on 15 December 2021.

Drawings numbered 3073-CDA-B1-GF-DR-IM-0601 rev C and 3073-CDA-B1-XX-DR-IM-0700 rev C, stamped as received by the City Council, as Local Planning Authority, on 8 February 2022.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy and saved policy DC26, of the Unitary Development Plan for the City of Manchester.

3) The materials used to construct the external elevations of the development shall be in accordance with the details on plan ref: Proposed elevations 3073-CDA-B1-XX-DR-IM-0700 rev C.

Reason - In the interests of the character and appearance of the property and surrounding area, pursuant to policy DM1 of the Manchester Core Strategy.

4) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas 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 - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy.

5) The approved waste management scheme shall be implemented as part of the development in accordance with the following drawings and documents.

The Waste Management Strategy dated 9 December 2021, all stamped as received by the City Council, as Local Planning Authority, on 6 December 2021.

Drawing numbered 3073-CDA-B1-ST-DR-IM-0600 rev D, stamped as received by the City Council, as Local Planning Authority, on 15 December 2021.

Reason - In the interests of residential and visual amenity and public health pursuant to policy DM1 of the Manchester Core Strategy Development Plan Document.

6) Any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment, prior to the first use of the building.

Externally mounted ancillary plant, equipment and servicing shall be acoustically treated in accordance with a scheme designed so as to achieve a noise level of 5dB below the existing background (LA90) in each octave band at the nearest noise sensitive location.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to saved policy DC26 of the Manchester City Council Unitary Development Plan, policies DM1 and SP1 of the Manchester Core Strategy.

Informatives

1) The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

2) Construction/demolition works shall be confined to the following hours:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

3) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy. If no contamination is found, then a post-completion report shall be submitted to evidence this.

4) The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system. Considering green SuDS components is recommended, to mitigate for any loss of permeable area.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
Network Rail

Offices, The Yard, Vaughan Street, Manchester, M12 5FQ
Stylewise Junction Gorton Road, Pottery Lane, Manchester, M12 5AD
Unit 4, Vaughan Street Industrial Estate, Vaughan Street, Manchester, M12 5BT
HARRISON SECURITY SYSTEMS LTD, Unit 4A, Regal Industrial Estate, Gorton Road, Manchester, M12 5BX
Unit 5, Regal Industrial Estate, Gorton Road, Manchester, M12 5BX
Unit 2, Regal Industrial Estate, Gorton Road, Manchester, M12 5BX
Unit 6, Regal Industrial Estate, Gorton Road, Manchester, M12 5BX
Unit 1, Regal Industrial Estate, Gorton Road, Manchester, M12 5BX
Unit 1, Ashburys Business Park, Gorton Road, Manchester, M12 5DA
Unit 2, Ashburys Business Park, Gorton Road, Manchester, M12 5DA
Regal Industrial Estate, Gorton Road, Manchester, M12 5BX
Ashburys Business Park, Gorton Road, Manchester, M12 5DA
Stylewise (UK) Ltd, Ashbury Works, Gorton Road, Manchester, M12 5AD
The Yard, Vaughan Street, Manchester, M12 5FQ

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH2