MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	133367/FO/2022
Date registered valid:	8 March 2022
Proposal:	Alterations to shopfront
Address:	McDonalds Restaurant, 13 Rowlandsway, Manchester, M22 5RG
Ward(s):	Woodhouse Park Ward
Applicant:	McDonalds Restaurants Limited 11-59 High Road, East Finchley, London, N2 8AW
Agent (if any):	Mrs Sarah Carpenter Planware Ltd St Andrews Castle, 33 St Andrews South Street, Bury St Edmunds, IP33 3PH
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**3rd May 2022**

Application details

Type of application:	Full Application Consent
Development type:	Minor Other
Date of site visit:	28.04.2022
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 31 March 2022 Expired: 21 April 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

This application relates to an existing free standing restaurant / take away with drive through sales facility and car parking area for 24 vehicles. The area is surrounded by Wythenshawe District Centre made up of commercial and retail facilities.





Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

This is primarily an area of retail and commercial use although residential lies within close proximity.

Description of development

The applicant is seeking planning permission for the

Consultations & Notification Responses

Local residents/adjoining occupiers - No comments received.

Policy and Issues

The following policies are considered relevant in the consideration of this application.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

- Policy DM 1 - Development Management
- Policy SP1 - Spatial Principles
- Policy EN1 - Design Principles
- The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.
Issues

Principle of the Proposal

The principle of the proposal is acceptable in that the applicant proposes to improve and enhance the premises and the way it functions. Notwithstanding this, consideration must be given to the proposed developments design and appearance and to the proposal's impact upon existing levels of residential amenity.

History

115493/FO/2017 - Application Approved - 17.05.2017 Mcdonalds Restaurant , Unit 13 Rowlands Way, Civic Centre, Manchester, M22 5RG Erection of single-storey extensions to side and rear, elevational and roof alterations, amendments to car park and 'drive thru' layout and installation of detached binstore

115494/AO/2017 - Application Approved - 27.04.2017 Mcdonalds Restaurant , Unit 13 Rowlands Way, Civic Centre, Manchester, M22 5RG Installation of four internally-illuminated fascia signs and relocation of five existing illuminated signs

CDN/17/0301 - Application Approved - 29.06.2017 McDonalds Restaurant , Unit 13 Rowlands Way, Civic Centre, Manchester, M22 5RG Discharge of condition no. 4 (Crime Prevention Management Strategy) attached to planning permission ref: 115493/FO/2017

Residential Amenity

The main customer entrance is located on the elevation facing Rowlandsway. This effectively forms the front of the restaurant and at the rear, to the west of the building, there is a storage area, which is surrounded by high railings and office buildings.

The 'drive-thru' facilities are positioned on the western and northern elevations of the building. The vehicular access is taken from the east of the site, i.e. from Rowlandsway, with a circulation route through the existing car parking area within the western and northern section of the site and exiting the site, back onto the Rowlandsway, at the north-west corner of the site.

A separate vehicular access servicing the 'drive-through' facility is positioned to the rear of the restaurant site within the service yard area.

The applicant is proposing alterations to the front/side of the premises by forming a separate entrance for delivery of online orders. Car parking arrangements would remain unchanged, however marked bays 1 and 2 are to be redone as grill bay hatched areas. Due to the pandemic, restaurants/takeaways have seen a rise in delivery services and therefore it is considered that the creation of a separate area to meet the demands of deliveries is considered to be acceptable especially as this would not impede on the general users of the premises. The entrance to the front would remain unchanged for customers although internal arrangements would alter slightly to meet with the external changes to the side and front.

Scale and mass and appearance.

The proposal has been sited and designed to ensure that it is subservient to the original building, is not excessively large or bulky and are therefore considered to accord with the principles set out in saved UDP policies DC1 and accords with Core Strategy policies DM1 of the Core Strategy.

Design and appearance

The design and appearance of the external area is considered acceptable and is detailed as what is normally expected of such improvements and would enhance the outlook of the external areas to the whole site.

The materials proposed are set to match those of the existing restaurant. It is not anticipated that the proposed development, will impact upon the existing levels of residential amenity currently being enjoyed by occupants of adjoining and surrounding properties.

Bin Storage

The existing arrangements are unaffected by the proposal.

Car Parking

No changes to car parking arrangements although the marked grill bays would be hatched in yellow thermoplastic material and not numbered. This is considered to be an acceptable change.

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 polices 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:

Received on 8th March 2022 numbered 1038 Existing and Proposed Elevations

Received on 8th March 2022 numbered 1038 Proposed GA plan

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) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to Policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

First Floor, Alpha House, Rowlandsway, Manchester, M22 5RG
Seventh Floor, Alpha House, Rowlandsway, Manchester, M22 5RG
Second Floor And Third Floor, Alpha House, Rowlandsway, Manchester, M22 5RG
Ground Floor, The Focus, Rowlandsway, Manchester, M22 5BQ
KFC, 15 Rowlandsway, Manchester, M22 5RG
14C Rowlandsway, Manchester, M22 5RG
14B Rowlandsway, Manchester, M22 5RG
14A Rowlandsway, Manchester, M22 5RG
Connexions, Rowlandsway, Manchester, M22 5BQ
Unit 5, Alpha House, Rowlandsway, Manchester, M22 5RG
Centron House, Rowlandsway, Manchester, M22 5QZ
Sixth Floor, Alpha House, Rowlandsway, Manchester, M22 5RG
Alpha House, Rowlandsway, Manchester, M22 5RG
Fourth Floor, Alpha House, Rowlandsway, Manchester, M22 5RG
Ground Floor, Alpha House, Rowlandsway, Manchester, M22 5RG
Fifth Floor, Alpha House, Rowlandsway, Manchester, M22 5RG

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) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH