

Ground of Appeal Statement

Retrospective application for the installation of a modular self-service laundrette facility and associated works.

Cleveland Hotel, 77 Crumpsall Lane, Manchester M8 5SR

April 2022
Ref:
Rev: A

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I. INTRODUCTION

- I.1 Plande have been appointed to submit an appeal against the refusal of planning permission for the siting of a modular laundrette facility at Cleveland Hotel, 77 Crumpsall Lane, Manchester M8 5SR.
- I.2 A Planning application was submitted to Manchester City Council on 14th February 2022. The target determination date is 11th April 2022. Planning permission 132842/FO/2022 was refused on 1st April 2022.
- I.3 The planning application was refused for the following reason:
1) The proposed development as a consequence of its siting and appearance, forms a visually intrusive and unattractive feature in the street-scene, to the detriment of visual amenity. As such, the proposed development is contrary to policies DM1 and SP1 of the Manchester Core Strategy and National Planning Policy Framework (NPPF).
- I.4 This Statement of Case, submitted in support of a planning appeal following the refusal of planning permission, should be read in conjunction with the supporting information submitted to Manchester City Council under application reference 132842/FO/2022.
- I.5 As set out within this Statement of Case, the Appellant contends the reason for refusal and that the development does not conflict with Manchester City Council's Core Strategy and development plan as a whole.
- I.6 It is considered that the proposed development of the modular laundrette facility does not detract from its setting, the proposed development makes a positive contribution, provides for economic and commercial activities in an appropriate location, would be appropriate in terms of siting, layout, scale, form, massing, materials and detail and would not have a detrimental impact on the surrounding area in terms of design, scale and appearance. It is considered that the proposed development would constitute sustainable development and fully accord with the aims and objectives of policies SP 1 and DM 1 of the Manchester City Council Core Strategy and the National Planning Policy Framework.
- I.7 This Statement of Case has been prepared following a review of policy and guidance in the context of the contested scheme. The Statement of Case is set out in the following order:
 - Section 2 outlines the site and its context within the surrounding area
 - Section 3 describes the proposal
 - Section 4 sets out the relevant planning policy framework
 - Section 5 assesses the Appellant's case; and
 - Section 6 summarises the Appellant's case

2. LOCATION & CONTEXT

- 2.1 The site is located in Crumpsall, Manchester and forms part of the public car park which serves The Cleveland Public House, located on Crumpsall Lane.
- 2.2 Crumpsall Lane is largely characterised by residential properties, with some commercial premises located opposite the Public House. Crumpsall Lane provides direct access to the A576, which serves Manchester City Centre and the M60.
- 2.3 The application site comprises the Cleveland Public House and Hotel, with the location of the laundrette facility highlighted in blue in Figure 1.

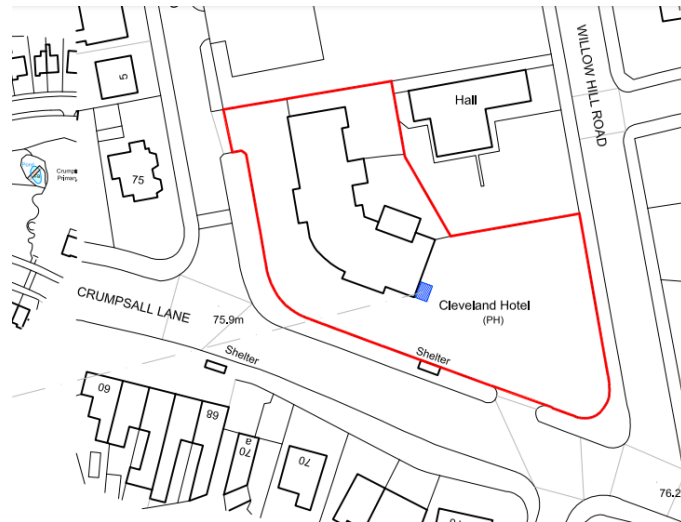


Figure 1: Location Plan

- 2.4 The property is a large red brick faced building, with a large expanse of hard standing serving the principal elevations of the building. The subject of this appeal, is the modular self-service laundrette facility located on the eastern elevation, facing a large car park, as seen in Figure 2.



Figure 2: Self-service laundrette facility at Cleveland Public House

- 2.5 The site is L shaped, located at a crossroad and is bound to the north by residential buildings, to the south lies Crumpsall Lane, to the west lies Bank Road and to the east lies Willow Hill. The entrance to the site is via Crumpsall Lane.
- 2.6 The site is located approximately 700m to the west of North Manchester General Hospital, approximately 4.8km to the north of Manchester City Centre and approximately 3km south of Junction 19 of the M60.
- 2.7 The site is not located in a Conservation Area or within close proximity to a listed building.
- 2.8 The application site is located in Flood Zone 1, which indicates a low probability to flooding.

3. THE PROPOSAL

- 3.1 The proposal seeks permission for the retrospective installation of a modular self-service laundrette facility and associated works at the Cleveland Hotel, 77 Crumpsall Lane, Manchester M8 5SR.

MODULAR LAUNDRETTE FACILITY

- 3.2 Photo-Me International PLC is instrumental in the development of the modular laundrette concept, with currently over 5,000 units located across Europe.
- 3.3 The 100% self-service laundrette comprises three machines for the washing and drying of clothing textiles, with two washing machines and a single drying machine within a single 3.15m wide by 2.3m deep by 2.21m high (3.05m to the top of the signage cube) unit.
- 3.4 The laundrette complies with CE Standards and policies N2012-412 and is both wind and water-resistant. The units are securely fixed to the ground with a protective cover to the sides and roof for users.
- 3.5 Disabled access was a priority in developing the designs for the units, with the machines and touchpads at the required height.
- 3.6 The laundrettes units are designed to be economical and eco-friendly, with reduced power consumption (compared to a classical washing machine) and eco-friendly washing liquid.
- 3.7 The laundrettes provide a valuable amenity to local people as well as providing diversification revenue for existing businesses, helping the existing business to remain viable.
- 3.8 The laundrettes are illuminated to assist with the operation. The illumination within the shelter theoretically emits 2640 lumen in the direction of the machines with the illuminated cube, on top of the machine, theoretically emitting 5400 lumens through a diffuser in all directions.



Figure 3: Self-service laundrette facility at Cleveland Public House

USE AND AMOUNT

- 3.9 The planning application would provide a modular self-service laundrette facility within the existing curtilage of the business.

LAYOUT, SCALE AND MASSING & APPEARANCE

- 3.10 The proposed siting of the unit is intended to facilitate safe and appropriate access to the laundrette is considered in relation to the surrounding context and specific site constraints and existing servicing, including mains water and drainage connections.
- 3.11 The units have been designed to have an elegant and contemporary appearance, using silver-grey coloured metal and glazed panels, to be in keeping with modern retail.
- 3.12 No amendments to the existing landscaping or boundary treatments are proposed as part of the application.

ACCESS & PARKING

- 3.13 The proposed works make no alterations to the existing access, either from the main road or into the site. It is proposed that the nature of the laundrette unit and the existing use means that there will be no material increase in vehicle or pedestrian movements into and out of the site, especially when compared to the potential maximum potential for the existing use.
- 3.14 The servicing provision and requirements remain as existing. The laundrette unit is designed to be maintenance-free and is served by a network of over 150 local engineers who aim to attend to any breakdowns within 24 hours. Scheduled monthly visits (or as often as required) are undertaken by Engineers, including removing lint and debris from the filter and around the unit which is disposed of by the companies waste management system.

4. PLANNING POLICY FRAMEWORK

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan for an area, unless any material considerations indicate otherwise. The National Planning Policy Framework (NPPF) (2021) should be taken into account as a material consideration in planning decisions.
- 4.2 Promoting sustainable development is a key component of the NPPF and a substantial weight is given to encouraging economic, social and environmental growth with planning authorities being required to apply the presumption in favour of sustainable development.
- 4.3 The revised NPPF, at paragraph 8, states that “achieving sustainable development means that the planning system has three overarching objectives, which are independent and need to be pursued in mutually supportive ways” and are defined as Economic, Social and Environmental.
- 4.4 Paragraph 20 and 28 states that planning policy should make sufficient provision for community facilities.
- 4.5 The NPPF states that with regards to decision taking, that local planning authorities should approach decision taking in a positive and creative way, using the full range of planning tools available to them and should continue to look for solutions rather than problems. Paragraph 38 outlines that decision takers at every level should seek to approve applications for sustainable development where possible.
- 4.6 At paragraph 91, the NPPF states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other.
- 4.7 Paragraph 92 emphasises providing social, recreational and cultural facilities and services the community needs and to plan positively for shared spaces.
- 4.8 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act (2004) and Section 70(2) of the Town and Country Planning Act 1990, Manchester City Council’s Development Plan comprises:
 - The Manchester Core Strategy (2012); and
 - The ‘saved’ policies of the Manchester Unitary Development Plan (1995).
- 4.9 The Manchester Core Strategy was adopted in July 2012 and is the key, overarching Development Plan Document within the Local Development Framework. The Core Strategy has replaced significant elements of the Manchester Unitary Development Plan as the document that sets out the long-term strategic policies for Manchester’s future development.
- 4.10 In the Decision Notice, Manchester City Council allege there to be conflict with the following policies of the Core Strategy.

CORE STRATEGY (2012)

POLICY SP 1: Spatial Principles

The key spatial principles which will guide the strategic development of Manchester to 2027 are:

- The Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living.
- The growth of Manchester Airport will act as a catalyst for the regional economy, and will also provide the impetus for a second hub of economic activity in this part of the City.
- Beyond these areas, the emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment. The majority of new residential development in these neighbourhoods will be in the Inner Areas, defined by the North Manchester, East Manchester and Central Manchester Regeneration Areas.

- The City is covered by regeneration areas including the City Centre. All development should have regard to the character, issues and strategy for each regeneration area as described in the North, East, Central and South Manchester and Wythenshawe Strategic Regeneration Frameworks and the Manchester City Centre Strategic Plan.
- The City's network of open spaces will provide all residents with good access to recreation opportunities. The River Valleys (the Irk, Medlock and Mersey) and City Parks are particularly important, and access to these resources will be improved.
- New development will maximise the potential of the City's transport infrastructure, in particular promoting walking, cycling and use of the public transport. The extension to the Metrolink network through the Oldham and Ashton lines will create key corridors for new development.

Core Development 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.
 - 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 DM 1: Development Management

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, 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.
- 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.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.
- Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques as follows (In terms of energy targets this policy should be read alongside policy EN6 and the higher target will apply):-
 - a) For new residential development meet as a minimum the following Code for Sustainable Homes standards. This will apply until a higher national standard is required:
 - Year 2010 – Code Level 3;
 - Year 2013 - Code Level 4;

Year 2016 - Code Level 6; and

(b) For new commercial developments to demonstrate best practice which will include the application of the BREEAM (Building Research Establishment Environmental Assessment Method) standards. By 2019 provisions similar to the Code for Sustainable Homes will also apply to all new non-domestic buildings.

5. THE APPELLANT'S CASE

5.1 This section sets out the Applicants case against Manchester City Council's reason for refusal. The appeal is made on the basis that it is considered the proposed development would constitute sustainable development and is appropriate to its location by virtue of its siting, scale, massing and design. The proposed modular self-service laundrette does not result in harm to the character, appearance and the visual amenity of the area and is not an unattractive feature in the streetscene or detrimental.

5.2 Consideration is given specifically to the policies cited within the Decision Notice dated 1st April.

SITING & APPEARANCE

5.3 The proposed freestanding laundrette facility has been carefully positioned as to not be prominent or incongruous and has been designed sympathetically as to not be an alien feature upon the street scene. The proposed development has been positioned carefully, on the eastern façade, facing the large, tarmacked area of hardstanding car parking associated with the property.

5.4 It is positioned to be tucked out of the way in the least prominent and sensible position available within the demise of the Public House, as demonstrated in figure 4.

5.5 It is not considered that the positioning will lead to any adverse impacts on pedestrian movements, nor would it affect the safe passing of vehicular traffic.

5.6 The proposed self-service laundrette would complement the existing streetscene, adding a social and community use and not be visually intrusive due to its siting and appearance. The high-quality materials have been chosen to blend in with the surrounding area in this part of Crumpsall Lane. It reads well in its chosen location, with the Cleveland in the backdrop when viewed from Crumpsall Lane and it is not considered a visually intrusive or unattractive feature in the streetscene.



Figure 4: Siting of self-service laundrette

VISUAL AMENITY

- 5.7 The free-standing laundrette facility has been cited in an otherwise unused piece of land, which lies adjacent to the host building, which otherwise adds little to the local character and appearance of the area. It is considered that the freestanding laundrette blends in with its surroundings and it is clear when reading the proposal that when compared against the existing background, the siting and appearance of the proposal will enhance this element of the site, it would add vibrancy and a use to this area which would otherwise, unused.
- 5.8 The local character of the streetscene is largely residential in nature to the south side of Crumpsall Lane and the Cleveland Public House lies at a crossroad. It is considered that the siting of this free-standing self-contained laundrette would not update or harm the local character and appearance and that the proposal will not harm the character of the surrounding townscape. The proposal represents a development form which respects the character and appearance of the host site and of the surrounding townscape.
- 5.9 It is not considered that the chosen materials would significantly harm the character and the appearance of the surrounding area, it is considered they would be entirely sympathetic. The materials, in so far as possible, seek to compliment the host site and stand alone, respecting their distinctiveness. It is considered that the proposal maintains the appearance and character of the immediate surrounding area, within this under used section of hardstanding car park.

POLICY COMPLIANCE

- 5.10 Policy SP I Spatial Principles outlines the key spatial principles which will guide the strategic development of Manchester to 2027 and states the Core Development Principles, highlighting 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.
- 5.11 It is considered that the proposed self-service laundrette facility is wholly compliant with Policy SP I in that it makes a positive contribution to the neighbourhood and in particular, to this otherwise unused piece of land. The proposal has been designed and sited sensitively to enhance the character and appearance of the surrounding area, it would improve access to services within the area and be considered a community facility, satisfying the aims and objectives of the NPPF.
- 5.12 Policy DM I Development Management outlines the principles that all development must have regard to, including appropriate siting, layout, scale, form, massing and materials. This policy states that development must also have regard to the impact on the surrounding areas in terms of design, scale and appearance.
- 5.13 The proposal represents a sustainable and efficient use of land within an otherwise unused section of the site. The proposal has been designed and sited sensitively to ensure that it responds to the key features of the local distinctiveness and adjacent development. It is considered the proposed self-service laundrette is appropriate to its location due to its siting, the scale, form, massing and materials have regard to its setting and do not detract from the streetscene.
- 5.14 Additionally, the proposal is only in direct views when one travels along Crumpsall Lane west. It is not in direct views from the north or looking/travelling east along Crumpsall Lane due to the orientation of The Cleveland Public House and host site. The free-standing unit has been sited respectfully and tucked behind the built line to avoid such views. The views are transient, minimal and this small-scale development is not considered visually intrusive.
- 5.15 It is considered the proposal wholly complies with Policy DM I of the Manchester City Council Core Strategy.
6. CONCLUSIONS
- 6.1 The proposed modular self-service laundrette facility at The Cleveland Public House is considered to be in accordance with local and national planning policy, it is an innovative solution which has been sensitively designed to be fully inclusive for all users and fully embraces sustainability.
- 6.2 The proposal has been assessed in accordance with the development plan and National Planning Policy Framework. Taking into account the above, it is considered that the proposal would be sited well in its context and by virtue of its position, design, height and scale would respect the character and appearance of the surrounding streetscene and host building.
- 6.3 Furthermore, the proposal is designed to achieve a high quality of design and to be long lasting, which is appropriate to the local character and would not appear visually intrusive, dominant or overbearing. The proposal is not considered to have a detrimental impact on the character and appearance of the surrounding area.

- 6.4 The proposal, when compared to when it was previously there, provides enhancement to the character and appearance of the immediate area, it provides animation and a use for an otherwise underused parcel of land. It is not considered the proposed free-standing facility has an impact on the character and appearance of the area or forms a visually intrusive or unattractive feature in the streetscene, passers-by see this facility for what it is, a convenient community facility in an accessible location.
- 6.5 In conclusion, for reasons mentioned above, we consider the proposed freestanding laundrette does not materially harm the existing street scene, nor detract from the visual amenity of the area. The proposals are in keeping and in accordance with Manchester City Council's Core Strategy (2012) policies SP 1 and DM 1.
- 6.6 For the reasons outlined above, the inspector is respectfully requested to allow the appeal and grant planning permission.

APPENDIX A – LIST OF DRAWINGS/ DOCUMENTS FORMING PART OF THE ORIGINAL APPLICATION

Planning Forms

22011-P01-Location Plan

120100407D - Brochure Compact operation_UK-LD

LaundryUnit-Elevations

22011_PlanningStatement_Rev-02-22

2WYC - The Cleveland Acoustic Report - 24083.PCR.01



Town & Country Planning Act 1990 (as amended)

Refusal of Planning Permission

Applicant

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Part 1 – Particulars of the application/development

Proposal: Retrospective application for the installation of a modular self-service laundrette facility and associated works

Location: Cleveland Hotel , 77 Crumpsall Lane, Manchester, M8 5SR

Date of application: 14 February 2022

Application number: 132842/FO/2022

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Refused** in accordance with the application and plans submitted for the reason(s) listed below.

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. Officers have communicated their concerns about this proposal to the applicant during the course of the planning application, but these concerns have not been overcome. The proposal is considered to be contrary to the development plan and therefore refused in a timely manner.

Reason(s) for decision

1) The proposed development as a consequence of its siting and appearance, forms a visually intrusive and unattractive feature in the street-scene, to the detriment of visual amenity. As such, the proposed development is contrary to policies DM1 and SP1 of the Manchester Core Strategy and National Planning Policy Framework (NPPF).

Date: 1 April 2022

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA