

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132139/FO/2021

Date registered valid: 29 November 2021

Proposal: Creation of a temporary site compound for storage and welfare for a period of up to two years

Address: Land At The Corner Of Hillier Street North And Edward Street, Manchester

Ward(s): Harpurhey Ward

Applicant: Mr Chris Farnell Northwards Housing (MCC) Unit 11 Hendham Vale Industrial Estate , Hazelbottom Road, Manchester, M8 0AD

Agent (if any):

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Temporary approval

Date of recommendation: 11 January 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 1 December 2021 Expired: 22 December 2021

Neighbour notifications

Printed: 1 December 2021 Expired: 22 December 2021

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: No

Tree Preservation Order: No

Description

The application site is a partially grassed and tarmaced area of land bound by Edward Street, Hillier Street and Moston Lane and lies within a predominantly residential area of Harpurhey, outside the district centre. Access to the site is taken from Hillier Street via an existing access point.

The application seeks a two-year temporary consent to erecting a new site compound to be used by contractors to allow for storage and welfare whilst carrying out works on nearby properties.

The cabin and storage unit are of a light grey steel finish and would be sited towards the eastern end of the site area. The proposal includes 4 cabins in total and two skips. The largest cabin measuring 7.3 x 2.7m

Access to the site is taken from Hillier Street via an existing access point.

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted and no representations were received.

The Flood Team advised the applicant should design and construct a 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 and an informative has been added to the consent as there will be no increase in permanent hardstanding area.

Highways Team - commended that:

- During installation of the cabins will cranes be necessary. Including any temporary traffic management?
- How many vehicles will be expected per day to/from the site, this should be broken down into type/size/frequency etc.
- A swept path should be provided of the largest expected vehicle indicating they can adequately access/egress site in a forward gear.
- How many staff will be based at the site and how will they travel there, will on site car parking be provided? This should be shown on the site plan.
- What are the options for sustainable travel? Where could cycles be stored?

An appropriate waste management plan is in place, this is acceptable to highways ensuring no obstruction on the highway.

The proposed perimeter fencing and working hours are also considered appropriate. The proposed gating will not open outwardly onto the adopted highway, this is acceptable.

Environmental Health commented that the hours of operation and the waste management strategy is acceptable. No lighting details have been provided therefore, an appropriate condition to protect the amenity of the occupiers of the surrounding properties.

Greater Manchester Police were consulted, and no representations were received.

Issues

National Planning Policy Framework

The NPPF was introduced in March 2012 as the overarching policy framework for England. It sets out the Government's priorities for the Planning system and is a material consideration in the decision-making process. It places emphasis on the three strands of sustainable development and its social, environmental and economic functions.

The site has no specific allocations within the Manchester Core Strategy, however it is covered by Policy SP1 which states that development 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 well- being 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.

Core Strategy 2012 - 2027 (adopted July 2012)

Manchester Core Strategy - The Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11 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 DM1 - Development Management.

Policy DM1 provides specific guidance in the Development Management decision making process and provides 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, 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.
- 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.

The Council's approach to Development Management is intended to ensure that new developments contribute to the overall aims of the Core Strategy. The issues which should be considered are those which will ensure that the detailed aspects of new development complement the Council's broad regeneration priorities, in particular by contributing to Neighbourhoods of Choice. This includes protection of amenity and local character, environmental standards and practical matters such as access and safety. These issues will be considered in more detail through the Supplementary Planning Document, the Guide to Development in Manchester.

Planning Considerations:

The main issues for this application are the impacts on residential amenity and character of the area.

Residential Amenity

It is acknowledged that the use of the site for a temporary period will have some impact on the level of amenity currently enjoyed by the neighbouring properties, however, this must be weighed against the improvements of the wider area that would be facilitated by the use of this area for the compound. There were no objections received to the proposal.

The compound is fenced in, and in addition a condition will be attached to any consent granted that would stipulate that a 24-hour contact number for the security of the site be clearly attached to the compound. This will ensure that the local residents do not have to police the site themselves.

Principle- The site is located within an area where social housing will be refurbished. In order to facilitate the development, there is an requirement to provide areas to store the materials and provide mess facilities for the workforce.

Flood

The applicant should design and construct a 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. However, the flood team commented these comments are only valid on the assumption that there will be no increase in permanent hardstanding areas. The applicant has confirmed that there would be no additional hard landscaping as part of the scheme and have confirmed that the Garic cabins will have a tank built into and the waste/water removed weekly so not adoption any existing utilities. Therefore, the proposal is considered to be acceptable.

Highways have confirmed they accept the procedures set out by the applicant including the follow:

Cranes - These will be off the back off the Hiab lorry that will be doing the delivery and placed into our compound area.

Traffic Management - As the area is in its own independent car park a TMP isn't required but a banksman will be in place on the delivery dates.

Deliveries - these will be minimised and be carried out during Non-Peak Hours usually once a week, all vehicles will be a Luton style van or Transit

Sustainable Travel - With the nature of our works and the distance between site this isn't practical, but where possible vehicle sharing will be considered.

Security

The compound area will be fully fenced off using heras security construction fencing with a set of access gates with high security chain and padlock with signage displayed accordingly. Furthermore, each container and cabins are robust steel units and is vandal proof and fully lockable according to the technical data provided by the applicant. Furthermore, no materials' would be stored outside the storage cabins.

Waste

Highways and environmental health confirmed, 2 no. lockable waste skips provided by contractor for general waste in relation to the improvement works are acceptable as a waste management strategy.

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: Temporary approval

Article 35 Declaration

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner by requesting further information and public consultation to update residents on the location changes to the scheme. Appropriate conditions to the approval have also been attached.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The permission hereby granted is for a limited period only, expiring on 11 January 2024 and all buildings, works, uses of land or other development, hereby permitted shall be removed or discontinued and the land reinstated in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority within one month of the compound being vacated or before the expiration of the period specified in this condition, whichever is sooner. The reinstatement of the land shall take place within one month of a scheme being approved.

Reason - The use hereby granted is for a temporary period only to help meet the short-term demand for facilities in connection with the nearby development site, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

The Location Plans, stamped as received on the 4 November 2021 and the Site Cabin, Steel Container and Toilet Block details by Garic stamped as received on the 29 November 2021 and the email from Northwards Housing dated 18 November 2021 and the Heras Fencing mobile fencing and security technical data and the email from Northwards Housing, stamped as received on the 6 January 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) Details of an emergency telephone contact number for the contractor shall be publicly displayed at the site until the use of the compound ceases.

Reason - In the interest of safety and residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

5) Prior to the installation of any external lighting details of the location, type, luminescence and direction shall be submitted for approval in writing by the City Council as local planning authority. The lighting shall be installed in accordance with the approved details.

Reason - In the interests of residential amenity, pursuant to policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

6) The premises shall not be open outside the following hours, unless otherwise agreed in writing by the City Council as local planning authority: -

Monday to Friday 08:00 till 16:00.

Reason - In interests of residential amenity, in order to reduce noise and general disturbance, in accordance with policies H2.2 and DC26 of the adopted Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's emerging Core Strategy.

Informatives

1) Any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email - highwaylicenses@manchester.gov.uk

2) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

3) The applicant should design and construct a 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 pursuant to policy EN17 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police

Advertising Right 02033007 On Gable, 128 Moston Lane, Manchester, M9 4HU

11 Batley Street, Manchester, M9 4HN
91 Hillier Street North, Manchester, M9 4JB
99 Hillier Street North, Manchester, M9 4JB
85 Hillier Street North, Manchester, M9 4JB
83 Hillier Street North, Manchester, M9 4JB
81 Hillier Street North, Manchester, M9 4JB
105 Hillier Street North, Manchester, M9 4JB
101 Hillier Street North, Manchester, M9 4JB
Flat 2, 103 Hillier Street North, Manchester, M9 4JB
Flat 1, 103 Hillier Street North, Manchester, M9 4JB
Flat 2, 95 Hillier Street North, Manchester, M9 4JB
Flat 1, 95 Hillier Street North, Manchester, M9 4JB
93B Hillier Street North, Manchester, M9 4JB
93A Hillier Street North, Manchester, M9 4JB
22 Hillier Street North, Manchester, M9 4HW
97 Hillier Street North, Manchester, M9 4JB
4 Edward Street, Harpurhey, Manchester, M9 4JD
14 Edward Street, Harpurhey, Manchester, M9 4JD
11 Edward Street, Harpurhey, Manchester, M9 4JD
124 Moston Lane, Manchester, M9 4HU
56 Routledge Walk, Manchester, M9 4DT
50 Routledge Walk, Manchester, M9 4DT
44 Routledge Walk, Manchester, M9 4DT
32 Routledge Walk, Manchester, M9 4DT
17 Edward Street, Harpurhey, Manchester, M9 4JD
9 Edward Street, Harpurhey, Manchester, M9 4JD
24 Hillier Street North, Manchester, M9 4HW
20 Hillier Street North, Manchester, M9 4HW
18 Hillier Street North, Manchester, M9 4HW
8 Edward Street, Harpurhey, Manchester, M9 4JD
89 Hillier Street North, Manchester, M9 4JB
87 Hillier Street North, Manchester, M9 4JB
79 Hillier Street North, Manchester, M9 4JB
6 Edward Street, Harpurhey, Manchester, M9 4JD
32 Edward Street, Harpurhey, Manchester, M9 4JD
30 Edward Street, Harpurhey, Manchester, M9 4JD
28 Edward Street, Harpurhey, Manchester, M9 4JD
26 Edward Street, Harpurhey, Manchester, M9 4JD
24 Edward Street, Harpurhey, Manchester, M9 4JD
22 Edward Street, Harpurhey, Manchester, M9 4JD
20 Edward Street, Harpurhey, Manchester, M9 4JD
2 Edward Street, Harpurhey, Manchester, M9 4JD
18 Edward Street, Harpurhey, Manchester, M9 4JD
16 Edward Street, Harpurhey, Manchester, M9 4JD
13 Edward Street, Harpurhey, Manchester, M9 4JD
12 Edward Street, Harpurhey, Manchester, M9 4JD

10 Edward Street, Harpurhey, Manchester, M9 4JD
148 Moston Lane, Manchester, M9 4HU
128 Moston Lane, Manchester, M9 4HU
54 Routledge Walk, Manchester, M9 4DT
52 Routledge Walk, Manchester, M9 4DT
48 Routledge Walk, Manchester, M9 4DT
38 Routledge Walk, Manchester, M9 4DT
46 Routledge Walk, Manchester, M9 4DT
42 Routledge Walk, Manchester, M9 4DT
40 Routledge Walk, Manchester, M9 4DT
36 Routledge Walk, Manchester, M9 4DT
34 Routledge Walk, Manchester, M9 4DT
30 Routledge Walk, Manchester, M9 4DT

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH1