

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131249/FO/2021

Date registered valid: 3 August 2021

Proposal: Use of the site for Class B2/B8/E(g)(ii) and (iii) purposes, namely general industrial/storage or distribution/research and development of products or processes/industrial processes.

Address: Blocks A And B , Southmoor Industrial Estate, Southmoor Road, Manchester, M23 9XD

Ward(s): Brooklands Ward

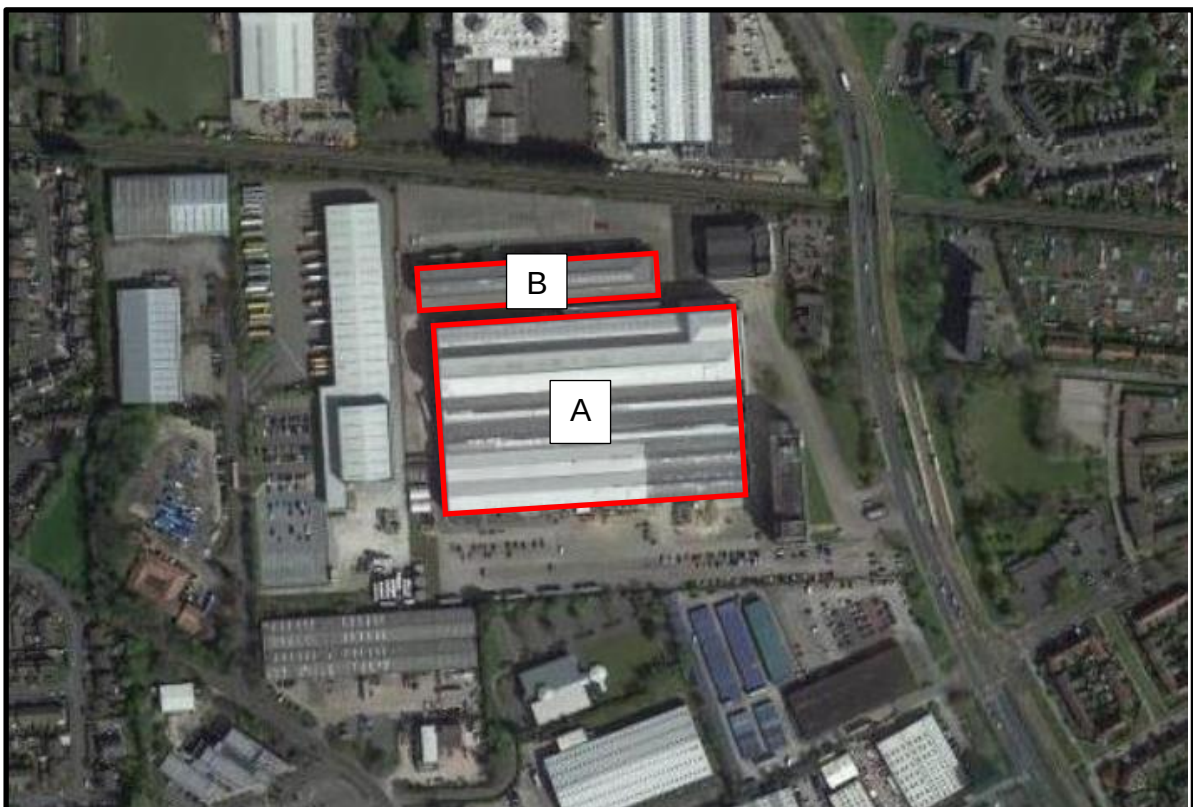
Applicant: Summer Estate Holdings Limited C/o Agent

Agent (if any): Mr Fraser Dann WSP 3 White Rose Office Park, Leeds, LS11 0DL

Case officer: David Lawless
Tel: 0161 234 4543
Email: david.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 20/1/22



Application details

Type of application: Full Application Consent

Development type: Change of use

Standard consultations:

Printed: 10 August 2021 Expired: 31 August 2021

Neighbour notifications

Printed: 10 August 2021 Expired: 31 August 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/area

The application relates to two buildings (Block A and Block B) located within Southmoor Industrial Estate in a well-established commercial area at the northern end of the Roundthorn Industrial Estate. Block A is sub-divided into several smaller units, and together with Block B, the units provide 25,638m² of floorspace. These units are currently in B2 (general industrial) / B8 (storage and distribution) use.

The industrial estate extends to approximately 7ha and includes two office buildings (Southmoor House and Trafford House), service yards, surface car parking and landscaped areas. However, these elements of the industrial estate are excluded from this application. Access in and out of the site is from Southmoor Road. The site is bound by industrial development to the south and west, the railway line to the north and Southmoor Road to the east. Residential properties are located approximately 200m to the south east and 210m to the west. However, these are separated from the site by other buildings, road infrastructure and landscaping.

Listed building: no

Conservation area: no

Tree Preservation Order: no

Description of development

Despite both buildings being in industrial use for many years the applicant has been unable to identify the original planning permission. As a result, the applicant is applying to use Blocks A and B as B2 / B8 / E(g)(ii) / (iii) (general industrial / storage or distribution / research and development of products or processes / industrial processes), in order to provide certainty regarding its lawful use which will assist in marketing the units in the future.

Consultations & Notification Responses

Local Residents/Businesses – No objections received.

Highway Services – We note that no changes are proposed to the car parking, staffing numbers, waste management proposals or pedestrian/vehicle accesses. The applicant has submitted further information in relation to the effects of the traffic generated on nearby junctions and we are satisfied that this can be accommodated. Highways can now support this application.

Environmental Health – No objections given the existing and similar uses in the area.

Policies

The National Planning Policy Framework July 2021 (NPPF) – The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Core Strategy Development Plan Document – 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. Relevant policies in the Core Strategy are detailed below:

Policy SP1, Spatial 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 and protect and enhance the built and natural environment.

Policy CC 4, Visitors - Tourism, Culture and Leisure – Proposals for new hotels outside of the City Centre will be supported where they support visitor-oriented development and where the Council is confident that they will be deliverable.

Policy EN 16, Air Quality – The Council will seek to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes and at Manchester Airport. Developers will be expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself, including from Combined Heat and Power and biomass plant.

Policy EN 19, Waste – States that developers will be required to submit a waste management plan to demonstrate how the waste management needs of the end user will be met.

Policy T2, Accessible areas of opportunity and need – Seeks to ensure that new development is easily accessible by walking/cycling/public transport; provided with an appropriate level of car parking; and, should have regard to the need for disabled and cycle parking.

Policy DM1, Development Management – This policy states that all development should have regard to a number of issues, in this instance the most relevant are considered as follows:-

- 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.
- Flood risk and drainage.

Saved UDP Policies

DC26, “Development and Noise” – 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.

Policy DC26.2 states that new noise-sensitive developments (including large-scale changes of use of existing land or buildings), such as housing, schools, hospitals or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the Council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

The Manchester Green and Blue Infrastructure Strategy (G&BIS) – The G&BIS sets out objectives for environmental improvements within the City in relation to key objectives for growth and development.

Building on the investment to date in the city's green infrastructure and the understanding of its importance in helping to create a successful city, the vision for green and blue infrastructure in Manchester over the next 10 years is:

By 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The city's communities will be living healthy, fulfilled lives, enjoying access to parks and greenspaces and safe green routes for walking, cycling and exercise throughout the city. Businesses will be investing in areas with a high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce. New funding models will be in place, ensuring progress achieved by 2025 can be sustained and provide the platform for ongoing investment in the years to follow.

Four objectives have been established to enable the vision to be achieved:

1. Improve the quality and function of existing green and blue infrastructure, to maximise the benefits it delivers
2. Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth
3. Improve connectivity and accessibility to green and blue infrastructure within the city and beyond
4. Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment.

Issues

Principle of the Proposal – Both buildings are located within an industrial complex located within the Roundthorn Green Industrial Estate and have been in both Class B2 and B8 use for many years. Given this, the following proposed uses are considered acceptable:

- B2 – General industrial
- B8 – Storage and distribution
- E(g)(ii) - Research and development of products or processes
- E(g)(iii) - Industrial processes

Notwithstanding the above, consideration must be given to potential impacts upon residential amenity and pedestrian/highway safety.

Residential Amenity – Given the separation distances between this site and the nearest residential properties, it is not considered that the proposed uses would have a detrimental impact upon the existing levels of residential amenity enjoyed by the occupants of that accommodation.

Pedestrian and Highway Safety – Highway Services, in conjunction with Transport for Greater Manchester, has assessed the proposal and confirmed that the proposed uses would not have a detrimental impact upon the local highway network. As a result, it is not considered that the proposal would have a detrimental impact upon existing levels of pedestrian and highway safety enjoyed within the vicinity of the site.

Waste Storage – Would remain as per the current arrangements.

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 to resolve any matters arising in relation to dealing with the planning 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:

- a) Drawing no. 70082893/1, stamped as received on 3 August 2021
- b) Drawing no. WACBLD445 (20)011, stamped as received on 3 August 2021

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Environmental Health

Unit B2, Southmoor Industrial Estate, Southmoor Road, Manchester, M23 9XD

Unit B1, Southmoor Industrial Estate, Southmoor Road, Manchester, M23 9XD

Unit B, Southmoor Industrial Estate, Southmoor Road, Manchester, M23 9XD

Roundthorn Industrial Estate, Greeba Road, Manchester, M23 4NW

Headon Productions, Timpson Road, Manchester, M23 9LL

Unit A9, Southmoor Industrial Estate, Southmoor Road, Manchester, M23 9XD

Unit A8, Southmoor Industrial Estate, Southmoor Road, Manchester, M23 9XD

Aim Engineering, Units A3 And A4, Southmoor Industrial Estate, Timpson Road, Manchester, M23 9XD

Southmoor Industrial Estate, Southmoor Road, Manchester, M23 9LR

Ground Floor, Southmoor House, Southmoor Road, Manchester, M23 9LR

Second Floor, Southmoor House, Southmoor Road, Manchester, M23 9LR

Third Floor, Southmoor House, Southmoor Road, Manchester, M23 9LR

Car Spaces, Trafford House, Southmoor Road, Manchester, M23 9XD

Trafford House, Southmoor Road, Manchester, M23 9XD

LB Europe Ltd, Units A5 And A6, Southmoor Industrial Estate, Southmoor Road, Manchester, M23 9LR

Units 1 To 3, Millbrook Industrial Estate, Floats Road, Manchester, M23 9WT

Arriva North West, Greeba Road, Manchester, M23 9ET

Millbrook Industrial Estate, Shady Lane, Manchester, M23 9WT

Unit 7, Millbrook Industrial Estate, Shady Lane, Manchester, M23 9WT

Millbrook Industrial Estate, Floats Road, Manchester, M23 9WT

Unit 6, Millbrook Industrial Estate, Floats Road, Manchester, M23 9WT

Unit 5, Millbrook Industrial Estate, Shady Lane, Manchester, M23 9WT

Unit 4, Millbrook Industrial Estate, Shady Lane, Manchester, M23 9WT

Appendix 2 – Planning constraints

Article 4 Direction - Wythenshawe PD Restriction - Class B1(c) To C3

Article 4 Direction - Wythenshawe PD Restriction - Class B1(a) To C3

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 45M

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH