

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131755/FO/2021

Date registered valid: 5 October 2021

Proposal: Erection of bin store and cycle store to replace provisions approved within 124237/FO/2019 involving demolition of building, relocation of disabled parking and addition of 5 no. parking spaces

Address: 421 Barlow Moor Road, Manchester, M21 8ER

Ward(s): Chorlton Park Ward

Applicant: Lucy Hampson, Southway Housing Trust Ltd, Southern Gate, 729 Princess Road, Manchester, M20 2LT

Agent (if any): Alana Fitchett, DV Architect, Unit 4, Botanic Estate, 198 Edge Lane, Liverpool, L7 9PL

Case officer: Jennifer Connor
Tel: 0161 234 4545
Email: jennifer.connor@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 25.11.2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 26.10.2021

Standard consultations:

Printed: 12 October 2021 Expired: 2 November 2021

Neighbour notifications

Printed: 12 October 2021 Expired: 2 November 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 site is located on Barlow Moor Road opposite Chorlton Park which lies to the east, is bounded by the Shell Garage to the North, Cundiff Road to the south and Oakhouse Drive to the West. Chorlton District Centre lies to the north and the commercial units fronting Barlow Moor Road start to give way at this point to a more residential character.

Planning consent was given for the erection of a five storey building and a three storey building to accommodate 39 no. apartments (15 x one bed and 24 x 2 bed) following demolition of buildings, retention and change of use of Unit 1 as ancillary cycle and bin storage, with associated landscaping and parking under application reference 124237/FO/2019 at Planning and Highways Committee on the 19th December 2019. (Following which there have been two subsequent planning applications approved reference 128529/FO/2020 for the installation of electricity sub-station and associated GRP housing and 131242/JO/2021 for variation of condition 2 (specified plans) attached to planning permission 124237/FO/2019 in order to allow alterations to the elevations

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

Erection of bin store and cycle store to replace provisions approved within 124237/FO/2019 involving demolition of building, relocation of disabled parking and addition of 5 no. parking spaces

Consultations & Notification Responses

Highway Services - All associated work will be contained within the site boundary and will not impinge upon the adopted highway, this is acceptable to Highways.

Highways welcomes the addition of 5 car parking spaces bringing the total to 21 spaces. Dimensions of the spaces should all accord with MCC's standard minimum requirement that standard parking bay dimensions be a minimum of 2.4m x 4.8m, including a 6-metre aisle width to allow vehicles to safely manoeuvre within the car park. Parking bays should be formally demarcated.

39 cycle secure spaces will be provided which is acceptable.

Vehicular and pedestrian access and egress points will remain as existing, which is acceptable to Highways. The relocation of the bin store on-site is acceptable. All other waste and servicing arrangements will continue as existing which is acceptable to Highways.

Environmental Health – Recommended that MCC's Electric Vehicle Charging Best Practice Recommendations ask that unallocated parking: spaces should have a minimum of 25% EV (minimum 7kW) charge points, and cable routes for all other spaces. For this application a minimum of 2 EV charge points should be installed, and the other three spaces should have the cable routes fitted.

Neighbourhood Team Leader (Arboriculture) – No objection to the revised application.

Policy

The relevant development plan in Manchester is the Core Strategy Development Plan Document 2012-2027 (the "Core Strategy"), adopted in July 2012, and the saved policies from the Manchester Unitary Development Plan (UDP), adopted July 1995. The Core Strategy is the key document and 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.

The originally submitted proposals were considered to be consistent with the following Core Strategy Policies SP1, H1, H6, H8, T1, T2, EN1, EN4, EN6, EN9, EN14, EN15, EN16, EN18, EN19, DM1, PA1, Saved UDP Policy DC26, NPPF, Guide to Development, Residential Quality Guide, South Manchester Regeneration Framework and the Manchester Green and Blue Infrastructure Strategy.

Issues

This application seeks to supersede the approved proposals to utilise an existing building as bin and bicycle storage, with new proposals to demolish the existing building, provide an alternative bin store and cycle store, provide additional parking within the footprint of the demolished building, and amend the landscaping proposals to suit. This is due to the applicant's concerns over the structural integrity and safety of the existing building.

Previously approved layout



The alternative bin store provisions are proposed to be located in part of the demolished building footprint.

There are no objections from Highways or from Environmental Health subject to the imposition of appropriate conditions.

The loss of the existing building would not harm the character of the area and the proposed replacement facility, which would be setback, would be screened in the street scene and allow more of a view through to the approved scheme. It is considered that the change would improve the character of the area.

The alteration also sees the increase in parking numbers on site, which is considered to be acceptable, despite the sustainable location of the site, EV requirement to be conditioned. Secure cycle parking, accommodating the same number of cycles which was to be accommodated in the retained building is being reprovided appropriately.

Appropriate landscaping has been maintained to provide a meaningful amenity area for occupants of the development.



Conditions and informatives (in relation to bats) have been reimposed where appropriate as

works within the site edged red of previous consents for the site.

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. The proposal is considered to be acceptable and has been determined in a timely manner.

Condition(s) to be attached to decision for approval

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

1479 PL 0001 – Bin and Cycle Store Amendment - Site Location Plan
1479 PL 0002 – Bin and Cycle Store Amendment - Site Plan as Existing
1479 PL 0016 – Bin and Cycle Store Amendment - Site Plan as Proposed – REV 2
1578 PL 0017 – Bin and Cycle Store Amendment - Elevations as Proposed – REV 1
1479 PL 0018 – Bin and Cycle Store Amendment – Previously Approved Site Layout
1479 - Bin and Cycle Store Amendment - Design & Access Statement
479.03 Landscape Proposals to New Bin Store, Cycle Stores & Courtyard

Received 28 September 2021

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.

2. The materials to be used on the external surfaces of the proposal hereby permitted be as stated on the application forms and approved drawings.

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 saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

3. The development hereby approved shall only be carried out in accordance with the recommendations of the Crime Impact Statement prepared by Greater Manchester Police (submitted with application 124237/FO/2019) and shall not be occupied or used until the City Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation.

Reason - To reduce the risk of crime pursuant to Policy DM1 of the Adopted Core Strategy for the City of Manchester.

4. Drainage shall be in accordance with details provided with in Condition Discharge Application CDN/20/0358.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to Policy DM1 in the Core Strategy Development Plan Document and the policies and guidance within the NPPF and NPPG.

5. Prior to occupation details of the implementation, maintenance and management of the sustainable drainage scheme should be submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:
 - a. Verification report providing photographic evidence of construction as per design drawings;
 - b. As built construction drawings if different from design construction drawings;
 - c. Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to Policy DM1 in the Core Strategy Development Plan Document and the policies and guidance within the NPPF and NPPG.

6. Construction Management shall be in accordance with details provided with in Condition Discharge Application CDN/20/0292.

Reason - In the interest of pedestrian and highway safety, and to ensure that the proposed development is not prejudicial or a nuisance to adjacent dwellings pursuant to policy DM1 of the Core Strategy. Details are required prior to works commencing on site as the impacts of construction works to deliver the development require mitigation.

7. The storage and disposal of waste shall be undertaken in accordance with the drawings and information submitted with the application and shall remain in situ whilst the development is in operation.

Reason - In the interests of visual and residential amenity, pursuant to Policy DM1 in the Core Strategy Development Plan Document.

8. When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy (submitted with application 124237/FO/2019) and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised 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 Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

- 9.** Prior to the first occupation of the development hereby approved the cycle parking provision as detailed within the approved drawings and documents shall be installed.

Reason - To assist promoting the use of sustainable forms of travel to the development pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD.

- 10.** The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the first occupation of the development hereby approved. The car park shall then be available at all times whilst the site is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with policy DM1 of the Core strategy.

- 11.** No demolition of the building on site or removal of or works to any hedgerows, trees or shrubs shall take place during the main bird breeding season 1st March and 31st July inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended and to comply with policy EN15 of the Core Strategy.

- 12.** The details of the hard and soft landscaping treatment scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

- 13.** Details of the measures to be incorporated into the development to allow for the provision of electric vehicle charging points shall be submitted to and approved by the City Council as Local Planning Authority prior to occupation.

Reason - To promote sustainable development and in the interests of residential amenity, pursuant to Policies DM1 and EN16 in the Manchester Core Strategy (2012).

Informative - The applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)

List of properties notified on Uniform

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