

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132219/NMC/2021

Date registered valid: 12 November 2021

Proposal: Non material change application to planning permission referenced 124359/VO/2019 to allow elevational alterations, associated with the removal of the single storey element of the building on the northern elevation; relocation of the proposed Pharmacy within the building with an increase in the net tradable area by 38m², together with the reconfiguration of the internal floor layouts to each floor and associated elevational alterations; and revisions to external landscaping and bin store

Address: Belle Vue House & The Suburban Pub, 27 Garratt Way, Manchester, M18 8HE

Ward(s): Gorton & Abbey Hey Ward

Applicant: Mr Paul Waite Manchester City Council Corporate Core Directorate, Town Hall, PO Box 532, Manchester, M60 2LA

Agent (if any): Tim Kilpatrick IBI Group Unit 2 Blueberry Business Park, Kingsway, Rochdale, OL16 5DB

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 6 December 2021

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

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

The site was formerly occupied by a vacant, redundant community housing office (Belle Vue House) at the corner of Hyde Road, Whitwell Way & Garratt Way, and a vacant, redundant licensed premises (The Suburban Pub) to the east of the housing office. Both properties have been demolished as part of planning application ref: 123353/VO/2019, which was approved on 23.05.2019.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

This site is located within Gorton District Centre. To the west of the site across Whitwell Way is a KFC drive through restaurant comprising a single storey building and associated circulation area, with a further single storey building used by the police. To the north west of the site are a row of two storey 1970's terraced houses, with a two storey apartment block set behind an area of grassland with trees on the perimeter directly to the north. To the north east lies the Institute of Gymnastics facilities, which is a single storey building with a steeply pitched roof and the existing library lies further to the north east. Directly the east is a large retail superstore (Tesco's). To the south of Hyde Road are a mix of predominantly two and three storey buildings with retail uses at ground floor level with either commercial, storage or residential uses above. Further to the southeast are three storey residential properties which are sited close to the back of pavement.

Background

It was recognised by members of the health and social care system that the Gorton Area has significant deprivation and poor health, and also with poor access to community-based health and social care provision. It was therefore been identified as the highest priority neighbourhood within Central Manchester. The proposed Hub will be a pilot for the place-based model of integrated care in neighbourhoods; extending the current health and care integration wider to incorporate additional complementary public sector services.

Current health and care estates provision in the area is not considered to be fit for purpose; as a result, some primary and community services are not based in the most appropriate place or able to provide the best physical facility for their care provision. As a consequence, local patients are not always able to be proactively managed in the appropriate community setting, which can be contributory factors to the area being an outlier for unplanned hospital activity, unplanned admissions, and attendances at A&E.

The provision of Gorton Community Hub was designed to support an improvement in patient / customer care and the ability to deliver service efficiencies through integration. In addition, it will provide a growth in primary and community-based capacity.

The Hub was designed to provide an opportunity to make changes in the management and delivery of public services through co-location and integration within a modern, innovative and efficient environment.

Previously approved development

The previously approved scheme related to a site at the junction of Hyde Road, Whitwell Way and Garratt Way. The site covered 0.85 hectares.

The application sought approval for the erection of a part single, part two, part three and part four storey detached building with plant at roof level to create the new Gorton Community Hub with associated vehicular access from Garratt Way, landscaping, car parking and boundary treatments

The previously approved development had a broadly rectangular shaped floorplate, with a small additional single storey element on the northern elevation. It was proposed that the library and housing association offices, Manchester Adult Education Service, would be located at ground level and would front onto Hyde Road, with the adult and child health services, District Nursing, Health Visitors, and Mental Health Services (CCG, Manchester University NHS Foundation Trust Manchester Health and Care Commissioning and the Greater Manchester Mental Health) at first floor and Council offices on the second and third floors. A pharmacy and ancillary café facility were proposed in the single storey element at ground floor level.

The scheme also incorporated a multi faith room

A main entrance faced onto Hyde Road, with a further main entrance in the single storey element facing the visitor /patients parking facility.

The existing access to the parking area close to the junction of Whitwell Way and Garratt Way was to be retained . It was also proposed to have 12 staff parking space (including 2 for disabled users) which would only be available for short stay usage, with a larger demarcated area for ambulances and delivery vehicles. The proposed visitor/patient parking facility was to be located directly across the service route to Tesco's to the east of the site . 76 spaces were proposed (including 8 spaces for disabled users), and 2 motorcycle spaces.

Details of the long stay staff parking facilities to serve the development had not been

Finalised when the previous scheme was approved.

32 cycle stands were proposed in close proximity to the proposed integrated hub building

The existing pedestrian alleyway from Hyde Road to the service road, located immediately between the main hub site & rear of Tesco's service yard, was to be gated. The proposed numbers of staff to be based at the development was to be 478.

The overall gross floorspace as part of the previously approved scheme was 6,909 sq.m , with 4,835 falling within a Class D1 (Non residential installation) and 1930 sq.m falling within a B1 office use . This application was considered as a sui generis scheme due to the mix of uses within the proposed development.

The previously approved building comprised orange red multi brickwork with an inverted flat roof with powder coated aluminium window frames and doors, and photovoltaic panels proposed to be installed on the roof.

Planning History

123353/VO/2019 - CITY COUNCIL DEVELOPMENT to demolish vacant redundant former public house licensed premises known as The Suburban Pub to enable the future development of the site. 27 Garratt Way approved 23.05.2019

A screening opinion was undertaken for the demolition of the former Belle Vue House and the former Suburban PH buildings, which determined that an Environmental Statement was not required for the proposed demolition works.

124359/VO/2019 - CITY COUNCIL DEVELOPMENT Proposed erection of a part single, part two, part three and part four storey detached building with plant at roof level to create the new Gorton Community Hub with associated vehicular access from Garratt Way, landscaping, car parking and boundary treatments.

Land At Garratt Way, Hyde Road & Whitwell Way, Manchester.

Approved 31.10.2019.

Description of development

Consent is sought to make minor revisions to the previously approved scheme, which would involve the removal of the single storey element of the building to the north elevation, and associated relocation of the pharmacy accommodation and proposed café floorspace into the ground floor of the previously approved building.

External elevational alterations are also proposed at ground level to the North elevation (Garratt Way) to the entrance, canopy above the entrance and window openings in connection with the removal of the single storey element on this elevation, together with changes to the location of the external bin store and external hard and soft landscaping in the vicinity of these works.

The removal of the single storey element of the approved scheme has also led to some reconfigurations of the floor layout at ground floor level. The Pharmacy would increase slightly in the net tradable area from 82m² to 120m², and internal layout demises for DWP Job Centre, One Manchester and associated ancillary spaces, circulation and common shared areas would be revised.

Individual external vent louvre panels would now be incorporated above each of the three of the floor windows in the western elevation of the building at ground floor level , rather than one louvre across all three windows and associated spaces between the window openings.

The extended view plan to the Second Floor Plant North Elevation, includes the two Lobby Windows W-02-026 & W-01-033 serving as openable smoke vents to the fire fighting stair lobbies at Second Floor & First Floor. Both of these windows have had to be slightly increased in size to satisfy the fire strategy for smoke ventilation

Changes are proposed to part of the internal floor layout at first floor level in proximity to the atrium space,

At Level 2 changes are also proposed to the internal layout to provide shell only office accommodation i.e. only toilet and lift core areas shown on the layout with the remainder of the floor area open plan space.

Consultations & Notification Responses

Not applicable

Issues

Policy Context

These include policies C1 (District Centres) ,C2 (District Centres) ; C4 (East Manchester District Centres); SP1 (Spatial Principles); DM1 (Development Management); EC5 (East Manchester); EN1 (Design Principles and Strategic Character Area); EN 8 (Adaptation to climate change);EN9 (Green Infrastructure); EN14 (Flood Risk); EN15 (Biodiversity & Geological Conservation; EN16 (Air Quality); EN18 (Contaminated Land); EN19 (Waste) saved UDP policy DC16, and the guidance provided within the National Planning Policy Framework ,NPPG, the Guide to Development in Manchester Supplementary Planning Document, and East Manchester Strategic Regeneration Framework,

Non material change

The proposed amendments have been assessed, and it can be confirmed that the changes are considered to be of a non-material nature and are considered to be acceptable to the City Council as the Local Planning Authority. The revisions to the approved scheme relate to removal the single storey element of the building to the north elevation, and associated relocation of the pharmacy accommodation and proposed café floorspace into the ground floor of the previously approved building, and elevational alterations to north elevation entrance, canopy and window openings in connection with the removal of the single storey element , together with changes to the location of the external bin store and external hard and soft landscaping in the vicinity of these works.

The revisions also include internal floor layout changes at all floors, and a slight increase in the floorspace to serve the Pharmacy element of the scheme.

Individual external vent louvre panels would now be incorporated above each of the three of the floor windows in the western elevation of the building at ground floor level , rather than one louvre across all three windows and associated spaces between the window openings.

The stairwell lobby windows at first and second floor on the northern elevation which serve as openable smoke vents have been slightly increased in size to satisfy the fire strategy for smoke ventilation.

It is considered that the proposed revisions would not have a detrimental impact in terms of the visual appearance, and amenity of the adjoining residential properties.

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

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

1) The proposed amendment relates to the removal the single storey element of the building to the north elevation, and associated relocation of the pharmacy accommodation and proposed café floorspace into the ground floor of the previously approved building, and elevational alterations to north elevation entrance, canopy and window openings in connection with the removal of the single storey element , together with changes to the location of the external bin store and external hard and soft landscaping in the vicinity of these works.

The revisions also include internal floor layout changes at all floors, and a slight increase in the floorspace to serve the Pharmacy element of the scheme; incorporation of individual external vent louvre panels above each of the three of the floor windows in the western elevation of the building at ground floor level; and a slight increase in the size of the stairwell lobby windows at first and second floor on the northern elevation which serve as openable smoke vents.

2) The development hereby approved shall be carried out in accordance with the drawings numbered :-

GCH-IBI-WS-00-DR-A-100 -002 rev.P02 (Existing sites location plan);

GCH-IBI-XX-00-DR-A-200-001 rev P09 (Ground Floor Level 0) ;

GCH-IBI-XX-01-DR-A-200-002 rev P09 (First Floor Level 1) ;

GCH-IBI-XX-02-DR-A-200-003 rev P08 (Second Floor Level 2);

GCH-IBI-XX-03-DR-A-200-004 rev P05 (Roof Floor Level 3) ;
GCH-IBI-XX-XX-DR-A-240-0010 (Roof Plan) ;
GCH-MEP-XX-RL-DR-M-5600 rev P2 (Third floor heating & cooling layout);
GCH-MEP-XX-02-DR-M-5600 rev P2 (Second floor heating & cooling layout);
GCH-MEP-XX-RL-DR-M-5700 rev P2 (Third Floor ventilation layout);
GCH-MEP-XX-02-DR-M-5700 rev P2 (Second Floor ventilation layout);

GCH-MEP-XX-RL-DR-E-6300 rev P2 (Electrical Services roof level - proposed general & emergency lighting layout);
GCH-MEP-XX-XX-DR-E-6300 rev P02 (External - proposed electrical services layout);
GCH-MEP-XX-RL-DR-E-7100 rev P2 (Roof level - proposed photovoltaic layout);

Proposed elevations -

GCH-IBI-XX-XX-DR-A-100-0020 rev P03 (Planning elevations Sheet 1 of 2) ;
GCH-IBI-XX-XX-DR-A-100-0021 rev P03 (Planning elevations Sheet 1 of 2) ;
GCH-IBI-XX-XX-DR-A-251-0020 (South Elevation);
GCH-IBI-XXXX-DR-A-251-0021 (West elevation) ;
GCH-IBI-XX-XX-DR-A-251-0022 (North elevation);
GCH-IBI-XX-XX-DR-A-251-0023 (East elevation);

GCH-IBI-XX-XX-DR-A-251-0024 (Additional Elevations second floor);
GCH-IBI-XX-XX-DR-A-251-0025(Additional Elevations third floor);

Proposed sections

GCH-IBI-XX-XX-DR-A-100-0026 (Planning sections);
GCH-IBI-XX-XX-DR-A-251-0010 (Strip section 1) ;
GCH-IBI-XX-XX-DR-A-251-0011(Strip section 2);
GCH-IBI-XX-XX-DR-A-251-0012 (Strip section 3);
GCH-IBI-XX-XX-DR-A-251-0013 (Strip section 4);
GCH-IBI-XX-XX-DR-A-251-0014 (Strip section 5);

Proposed visualisations -

GCH-IBI-XX-XX-DR-A-100-0027 (Hyde Road Photomontage visualisation) ;
GCH-IBI-XX-XX-DR-A-100-0028(Garratt Way Photomontage visualisation);

Proposed details -

GCH-IBI-XX-XX-DR-L-700-0002 rev P01 (Hard landscape detail) ;
GCH-IBI-XX-XX-DR-L-700-0003 rev P01(Street Furniture Details) ;
GCH-IBI-XX-XX-DR-L-700-0004 rev P01 (Planting details) ;
GCH-IBI-XX-XX-DR-A-100-0034 (Proposed bin store (notwithstanding materials));
GCH-IBI-XX-XX-DR-A-100-0040 rev P01 (Signage Strategy);

Design & Access Statement - 50786 v2 26 July 2019

Crime Impact Statement (ref: 2018/1010/CIS/01) version A: 5th April 2019

Gorton Community Hub Social Value Plan

Route to Contract Programme Phase1

Statement of community involvement 26th July 2019

Construction Management Plan

Air Quality Assessment (Stroma project ref: 132540 v2.1 2/07/2019)

BREEAM Pre assessment report (ref: (395) 1832 -KG-PA-Gorton CH_Bepsoke_R02 01/04/2019)

Noise Assessment v.1 02/07/2019

Tree Survey and Arboricultural Constraints 31.01.2019

Ecological Appraisal 31.01.2019 former Belle Vue House site

Ecological Appraisal 31.01.2019 former Suburban PH site
Phase 2 Site Investigation (ref: 070452-CUR-00-XX-RP-GE-002)
Existing Surface water run off report (062407-CUR-00-XX-RP-C-00001-V01) 04/07/2019
Flood Risk Assessment and Detailed Drainage Strategy (062407-CUR-00-XX-RP-C-00001-V02) 24/07/2019
Interim Travel Plan (ref: 070457-CUR-00-XX-RP-TP-001-V02) rev. V01 24th July 2019
Transport Assessment (Ref: 07045-CUR-00-XX-RP-TP-001-V02_TA) rev.V02 24th July 2019
Waste Management Proforma and NHS Trust Waste management Policy
S17260-U rev E (Existing Utility survey)
United Utilities Pre Development Enquiry ; Existing sewer records UU asset plan ; Existing sewer CCTV survey
Stamped as received 29th July 2019

Further information in relation to drainage received by email from the planning agent dated 15th August 2019 . relating to storm sewer design .
Existing surface water run off report ref: 062407-CUR-00-XX-RP-C-00001-V01 received 15th August 2019.

GCH-IBI-XX-XX-DR-L-700-0001 rev P04 (General arrangement plan) received by e-mail dated 18th September 2019

GCH-IBI-XX-XX-DR-A-100 -0010 rev.P08 (Proposed site plan);received by e-mail dated 18th September 2019

Further information in relation to drainage received by email from the planning agent dated 23rd September 2019.

GCH -CUR -00-XX-DR -C-92003-P01 (DRAINAGE DETAILS SHEET 1) ; GCH -CUR -00-XX-DR-C- 92004-P01(DRAINAGE DETAILS SHEET 2) ; GCH -CUR -00-XX-DR-C- 92001-P04 (Outline drainage strategy) ; GCH -CUR -00-XX-DR-C- 92002-P01(Proposed design layout) ; GCH -CUR -00-XX-DR-C- 90004-P01(Exceedance rates); GCH -CUR -00-XX-DR-C- 90003-P01(Proposed contours plan);
received by e-mail dated 23rd September 2019

Plan ref: 70457-Cur-00-XX-DR-TP-05010 P10 (Swept path analysis refuse vehicle) received by e-mail dated 11th October 2019

Email from Planning agent received 18th October 2019 , relating to levels of cycle storage

Email from planning agent regarding drainage dated 11th October 2019.

Email from Planning agent received 21st October 2019 , relating to tree species to form part of the soft landscaping scheme.

AS AMENDED by :-

GCH-IBI-XX-00-DR-A-200-0001_RevC02_Level 0 - Ground Floor
GCH-IBI-XX-01-DR-A-200-0002_RevC02_Level 1 - First Floor
GCH-IBI-XX-02-DR-A-200-0003_RevC01_Level 2 - Second Floor
GCH-IBI-XX-XX-DR-A-100-0010_RevC02_Proposed Site Plan
GCH-IBI-XX-XX-DR-A-100-0020_RevC02_Planning Elevations - Sheet 1 of 2
GCH-IBI-XX-XX-DR-A-100-0021_RevC02_Planning Elevations - Sheet 2 of 2
GCH-IBI-XX-XX-DR-A-100-0026_RevC02_Planning Sections
GCH-IBI-XX-XX-DR-A-100-0034_RevC02_Proposed Bin Store(notwithstanding materials));
GCH-IBI-XX-XX-DR-A-100-0040_RevC02_Signage Strategy
GCH-IBI-XX-XX-DR-A-240-0010_RevC04_Roof Plan
GCH-IBI-XX-XX-DR-A-251-0021_RevC05_West Elevation
GCH-IBI-XX-XX-DR-A-251-0022_RevC07_North Elevation

GCH-IBI-XX-XX-DR-A-251-0024_RevC04_Additional Elevations Second Floor
GCH-IBI-XX-XX-DR-L-700-0001_RevC07_LandscapeGA

Agent email dated 06.12.2021 clarifying changes to stairwell lobby windows at first and second floor on the north elevation.

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 for Manchester.

2) Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will have no significant material impact upon the visual amenity of the buildings or on the amenity of any nearby properties.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

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