

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131070/FO/2021

Date registered valid: 6 September 2021

Proposal: Retrospective application for erection of side roof canopy following demolition of existing shed/room.

Address: Longsight Industrial Estate Unit 4 , Newton Avenue, Longsight, Manchester, M12 4EY

Ward(s): Ardwick Ward

Applicant: K&M Body Works Centre Ltd Longsight Industrial Estate, Unit 4
Newton Avenue, Manchester, M12 4EY

Agent (if any): Mr. Niamat Ali NA Design 47 Egerton Road South, Manchester, M21 0YW

Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: APPROVE

Date of recommendation: 22 November 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 8 September 2021

Expired: 29 September 2021

Neighbour notifications

Printed: 8 September 2021

Expired: 29 September 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:

Tree Preservation Order:

This application, for retrospective planning permission relates to an existing two storey vehicle body repair unit in the Longsight Industrial Estate. The premises have a recent retrospective permission for the retention of a 3 metre high canopy to front elevation, projecting 4.5 metres from the front of the building (129245/FO/2021 - Approved 30 April 2021).

A further retrospective consent is now being sought as a second canopy has now been erected, to the side of the existing building, following the demolition of part of the existing building. The canopy is, in effect covering part of the newly created recessed area, between the main building and an adjoining building.

Some gates are also shown on the drawings but the applicant has confirmed that these will be no higher than 2 metres and, as they are internally located in the estate, these do not require permission.

Consultations & Notification Responses

Local residents/adjoining occupiers - No comments received.

Highways Services - No objections.

Flood Risk Management Unit - Requested to see details of the as built drainage, to ensure that new drainage has been installed to collect the run-off from the new canopy and so they can see how this ties in with the existing drainage onsite.

This was provided by the applicant and is considered to be acceptable to FRMU.

Greater Manchester Police - No objections, in principle, although they would recommend that any existing CCTV coverage is reviewed to ensure that proposed new arrangement does not impede the view of CCTV around the side of the building. This has been provided to the applicant as an informative.

GM Ecology Unit - Makes the following comments:

Whilst there may have been potential for bats, based on the location, nature of the building usage and photos the risks would have been very low. It is possible they would have only recommended an informative, if consulted prior to the demolition works.

The only ecological issue that is potentially outstanding would be whether they would recommend ecological mitigation and enhancement measure. No vegetation was lost and whilst they could recommend provision of a bird or bat box, the site has poor connectivity to foraging habitat for both bats and birds, making provision of either likely to be a waste of resources as they would be unlikely to be utilised.

There is however a tree at the entrance to the site, therefore if the Council believes some form of condition is required then one bird box on this location could occur.

Issues

National Planning Policy Framework (July 2021) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

It states that planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;

- b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. paragraph 127).

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.

Policy SP1 identifies the City Council's Core Development Principles and states 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.

Policy EN1 relates to design principles and strategic character areas and states that all development in Manchester will be expected to follow the seven principles of urban design listed below:

- Character: a place with its own identity
- Continuity and enclosure: a place where public and private places are clearly distinguished
- Quality of the public realm: a place with attractive, and successful outdoor areas
- Ease of movement: a place that is easy to get to and move through
- Legibility: a place that has a clear image and is easy to understand
- Adaptability: a place that can change easily
- Diversity: a place with variety and choice

Policy DM 1 states 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 and 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.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan - The site is unallocated in the plan.

Saved policy E3.3 relates to sites along radial routes, which includes Stockport Road, and seeks to ensure that all new development, along these routes, is of the highest quality.

Save policy DC26 Development and noise - The following elements of policy DC26 are considered to be relevant:

Policy DC26.1 - The Council uses 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.

Retrospective nature of application - The applicant states that, that prior to demolition, the building had water ingress through leakage, which caused mould to build up, which they considered was extremely unhealthy to them and their employees. They therefore took the decision to demolish the side of the building as the main building itself was starting to deteriorate.

Visual impact - The main building is located centrally within the industrial estate and the building, and previously approved canopy, are not prominently viewed from Stockport Road, or nearby residential properties. The new canopy is further set-back into the site and is between two buildings, so would be less prominent than the previously approved canopy, so, in effect, only the front edge of the canopy would be viewed. It has, however, been agreed that the existing corrugated metal roof would be replaced with an Axiome Polycarbonate roof, to match that approved on the front canopy and the applicant has submitted revised plans to confirm this. Given this change, and a condition which would require the replacement roof to be installed, within one month of any permission, which has been agreed by the applicant, it is not considered that the canopy would have an adverse visual impact upon the locality.

Use of canopy - The applicant has confirmed that no repair, or other, works will take place under the canopy.

Ecology -The GM Ecology Unit have no objections to the application, although they did reference a tree, at the entrance to the industrial estate, where a bird box could potentially be sited. However, this tree lies outside the application site and the addition of a bird box here is only a suggested measure, from the Ecology Unit, rather than a formal request. Given these factors and the industrial nature of the site, it is not therefore proposed to add such a condition.

Drainage - The applicant has provided details of how water run-off, from the canopy, will be collected, which meets the requirements of the Flood Risk Management Unit.

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. In this case, negotiations were entered into, which will result in a higher quality material replacing the existing steel corrugated roof.

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

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

Site location plan, stamped as received by the City Council, as Local Planning Authority, on 3 August 2021.

Statement from K & M Body works, dated 2 September 2021 and stamped as received by the City Council, as Local Planning Authority, on 6 September 2021.

Email from Niamat Ali, dated 26 October 2021, which confirms the drainage arrangements for the canopy.

Drawing numbered NA-P01 rev A, stamped as received by the City Council, as Local Planning Authority, on 17 November 2021.

Email from Niamat Ali, dated 17 November 2021, which confirms that no repairs, or other works, would take place under the canopy.

Email from Niamat Ali, dated 18 November 2021, which confirms that the existing canopy roof would be replaced with an Axiome Polycarbonate roof sheet within one month of any planning permission being granted.

Email from Niamat Ali, dated 19 November 2021, which confirms that the gates, shown on the site layout plan, are 2 metres high only.

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.

2) Within one month, of the date of this permission, the existing canopy roof will be replaced with the Axiome polycarbonate roof as indicated on drawing numbered NA-P01 rev A, stamped as received by the City Council, as Local Planning Authority, on 17 November 2021 and the email from the planning agent, dated 18 November 2021.

Reason - In the interests of visual amenity and 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.

3) No painting or body repair work, servicing and any other works to vehicles shall be undertaken under the canopy hereby approved.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

4) Drainage at the site shall be maintained in accordance with the approved details indicated in the email from Niamat Ali, dated 26 October 2021 and drawing numbered NA-P01 rev A, stamped as received by the City Council, as Local Planning Authority, on 17 November 2021.

Reason:- 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 Manchester Core Strategy.

Informatives

1) It is recommended that any existing CCTV coverage is reviewed to ensure that proposed new arrangement does not impede the view of CCTV around the side of the building.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
Greater Manchester Ecology Unit

6 Newton Avenue, Longsight, Manchester, M12 4EW
Unit A3, Longsight Industrial Estate, Newton Avenue, Longsight, Manchester, M12 4EY
Unit A2, Longsight Industrial Estate, Newton Avenue, Longsight, Manchester, M12 4EY
Unit 6B, Longsight Industrial Estate, Linnett Close, Manchester, M12 4EZ
Longsight Industrial Estate, Linnett Close, Manchester, M12 4EY
4 Newton Avenue, Longsight, Manchester, M12 4EW
Unit 3B, Longsight Industrial Estate, Newton Avenue, Longsight, Manchester, M12 4EY
Unit 6A, Longsight Industrial Estate, Newton Avenue, Longsight, Manchester, M12 4EY
Unit 2, Longsight Industrial Estate, Newton Avenue, Longsight, Manchester, M12 4EY
Unit 2B, Longsight Industrial Estate, Newton Avenue, Longsight, Manchester, M12 4EY
Unit C, Longsight Industrial Estate, Newton Avenue, Longsight, Manchester, M12 4EY
Unit D, Longsight Industrial Estate, Newton Avenue, Longsight, Manchester, M12 4EY
Unit E, Longsight Industrial Estate, Newton Avenue, Longsight, Manchester, M12 4HW
Store Adjacent Unit E, Longsight Industrial Estate, Newton Avenue, Longsight, Manchester, M12 4HW
Unit B, Longsight Industrial Estate, Newton Avenue, Longsight, Manchester, M12 4HW
Unit 10, Longsight Industrial Estate, Newton Avenue, Longsight, Manchester, M12 4EY
Unit 5A, Longsight Industrial Estate, Newton Avenue, Longsight, Manchester, M12 4EY
Unit 5B, Longsight Industrial Estate, Newton Avenue, Longsight, Manchester, M12 4EY
New Bank Health Centre, 339 Stockport Road, Manchester, M12 4JE
Overton House, 2 Newton Avenue, Longsight, Manchester, M12 4EW
Unit 7, Longsight Industrial Estate, Newton Avenue, Longsight, Manchester, M12 4EY
Unit A1, Longsight Industrial Estate, Newton Avenue, Longsight, Manchester, M12 4EY
Unit 3A, Longsight Industrial Estate, Newton Avenue, Longsight, Manchester, M12 4EY
441 Stockport Road, Manchester, M12 4JB
Longsight Industrial Estate, Newton Avenue, Longsight, Manchester, M12 4EY
Unit 12, Longsight Industrial Estate, Newton Avenue, Longsight, Manchester, M12 4EY

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH2