

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132046/FO/2021

Date registered valid: 26 October 2021

Proposal: Retrospective application for the siting on an InPost Parcel Locker

Address: 26 Gladeside Road, Manchester, M22 9GQ

Ward(s): Woodhouse Park Ward

Applicant: InPost UK, C/o Agent

Agent (if any): Mr Neil Jones, NL Jones Planning, Duke House Business Hub, Duke Street, Skipton, BD23 2HQ

Case officer: Robert Tyrer
Tel: 0161 234 4068
Email: robert.tyrer@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **20 December 2021**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 23 November 2021

Standard consultations:

Printed: 4 November 2021 Expired: 25 November 2021

Neighbour notifications

Printed: 4 November 2021 Expired: 25 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

The locker is located within the front curtilage of 26- 28 Gladeside Road, a local convenience store (use class E). The property is located withing a small local shopping parade on Gladeside Road which provides important convenience facilities and amenities for the local community.



Photograph 1 Application site with locker in situ.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The surrounding area is predominantly residential in nature comprising of a mixture of single and two storey properties.

Description of development

The applicant is seeking planning permission to retain a Parcel Locker.

Consultations & Notification Responses

Local residents/public opinion – No objections, comments or representations in support of the application have been received.

Highway Services – No objection.

Commented as follows:

It should be ensured that sufficient carriageway clearance is provided and sufficient footway width is maintained.

It is accepted by highways that the proposals would not cause a distraction to passing vehicles and would not give rise to forward visibility issues.

Whilst Highways have no objections, given that the equipment will be located on the private forecourt, permissions will be required from the landowner.

Highways requests that the applicant monitor and regulate any parking in the locality connected with the InPost Parcel Locker, ensuring vehicles parked on-street do not conflict with local residents. It is expected that vehicles accessing the locker will take into consideration the surrounding parking restrictions.

Issues

Local Policy

Manchester Core Strategy Development Plan Document (2012) - The Core Strategy was adopted on the 11th July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Core Strategy** policies for this application are as follows:

SP1 – Spatial Principles

DM1 – Development Management 1

The relevant **UDP** policies for this application are:

DC 14 - Shop fronts and related signs

The Guide to Development in Manchester SPD

National Policy

National Planning Policy Framework (NPPF)

The Principle – Saved policy DC14 advised that in determining applications relating to these premises for shop fronts, security grilles, advertisement signs, canopies and awnings, the Council will seek to ensure that proposals are in keeping with the character of the building and adjoining buildings, of adjoining shopfronts, where appropriate, and of the area within which the premises are located.

In this case the application is retrospective as the parcel lockers were installed on the 12th October 2021.

In order to assess the acceptability of the development, siting, appearance and whether there is any impact on residential amenity should be considered.

Siting and Appearance – The parcel locker is located at the front of the property facing towards Gladeside Road. The single storey property is currently occupied as a convenience store (use class E) and occupies a double unit (26 and 28 Gladeside Road).

In terms of the locker size, the locker measures 2 metres in width, a depth of 1 metre and it has a maximum height of 2.42 metres.

The locker has a neutral colour scheme that appears to blend in with the appearance of the convenience store and together with its simple design are considered to give rise to any adverse visual impacts.



Photograph 2 Parcel locker insitu.

Accessibility/Deliveries/Car Parking – Saved policy advised that shopfronts should allow full access for people whose mobility is impaired. In this case the entrance into the convenience store would be unaffected by the proposal. The wide pavement/forecourt in front of the store and the siting of the locker would not cause an obstruction to any persons.

Deliveries are understood to take place once a day, during normal day time hours. On average the covering letter states that it takes a delivery driver 15 minutes to fill/empty a machine with customers taking 15 seconds on average to collect or return a parcel.

There are approximately 19 car parking spaces to the front of the parade which provides parking space for deliveries and pick ups.

Highways have not raised any concerns with the proposal.

Residential Amenity – There are residential properties opposite to the application site and adjacent to the parade of shops, however given the scale of the development and that one person can use the locker at a time it is not envisioned to give rise to noise an disturbance to the detriment of the nearby 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

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC14 of the Manchester Unitary Development Plan and to policies SP1 and DM1 of the Core Strategy.

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:

L(01) 101 REV P1 and L(02) 101 REV P1 received by the City Council as Local Planning Authority, on the 26.10.2021

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.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Greater Manchester Police

24 Gladeside Road, Manchester, M22 9GQ
29 Gladeside Road, Manchester, M22 9QB
3 Nathans Road, Manchester, M22 9GH
1 Nathans Road, Manchester, M22 9GH
33 Gladeside Road, Manchester, M22 9QB
31 Gladeside Road, Manchester, M22 9QB
27 Gladeside Road, Manchester, M22 9QB
34 Gladeside Road, Manchester, M22 9GQ
32 Gladeside Road, Manchester, M22 9GQ
Nisalocal, 28 Gladeside Road, Manchester, M22 9GQ

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 45M
Area Team Boundary - Name: SOUTH