

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132442/PS/2021

Date registered valid: 30 September 2021

Proposal: Prior approval for the installation of replacement the existing access stairs

Address: Northenden Signal Box, Longley Lane, Manchester, M22 4SS

Ward(s): Northenden Ward

Applicant: Jill Stephenson, Network Rail Square One, 4 Travis Street, Manchester, M1 2NY

Agent (if any):

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 17.12.2021

Application details

Type of application: Prior Approval (Other)

Development type: Minor Other

Date of site visit: Not required

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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

This prior approval application relates to a signal box building located in a cutting adjacent the highway bridge over Longley Lane. The signal box is set within a wider industrial area with a variety of uses associated with the Sharston industrial estate. It is noted that the signal box is approximately 12 metres in height and reflects the historic need for signal controllers to be able to see distant trains, the box was constructed circa 1880.



Image of Signal box date unknown

Description of development

Prior Approval is sought to undertake work to install replacement access stairs to the Northenden railway signal box building to ensure there is adequate safety access to the signal box.

Network Rail is proposing to undertake a programme of work as the existing ladder is life-expired and non-compliant, so it is to be removed and replaced with a new, compliant staircase. The application is made pursuant to Part 18, Class A of the General Permitted Development Order 2015.

Consultations & Notification Responses

No consultations are required for this type of application.

Policy

The following policy and guidance is considered relevant to the consideration of this application:

- Policies DM1 and SP1 of the Core Strategy.
- National Planning Policy Framework (NPPF).

Issues

Principle - The proposed works are permitted development under Part 18, Class A (Miscellaneous development - development under local or private Acts or Order) of the Town and County Planning (General Permitted Development) Order 2015. Work are permitted but not limited to the construction of the railway, but including 'all other acts necessary for making, maintaining, altering or repairing and using the railway'.

Prior approval should only be considered on the basis of the design and siting of the proposed works.

Under Condition A2, prior approval cannot be refused unless the Council is satisfied that the development ought to be and could reasonably be carried out elsewhere on the land, or the design or external appearance would injure the amenity of the neighbourhood and is reasonable capable of modification so as to avoid such injury.

The proposed development will facilitate railway works and will allow a signal box building to continue to operate with appropriate levels of access to it given the existing access stairs have come to the end of their natural life. The works form part of an overall programme of railway improvement works and could not be carried out elsewhere on the land.

Visual Amenity

Due to the existing industrial backdrop and lack of visibility, due to obscured views from the surrounding area, it is not considered that there would be any significant or harmful impact to visual amenity or the appearance of the street-scene.

General Amenity

There are no residential properties within an immediate proximity of the site. Given the industrial context and the busy nature of adjacent roads, the neighbouring existing access to industrial premises and anticipated levels of activity, is not believed that any comings and goings from the use of the access gate will have a harmful or injurious impact to nearby occupiers, including adjacent industrial uses.

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

Not required

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

1) The City Council is satisfied that this development has been sited and designed to minimise any impact to the amenity of the neighbourhood. Accordingly, the proposal complies with policies SP1 and DM1 of the Core Strategy. The application is hereby granted in accordance with the submitted information and details shown on drawings numbered 696-125-002 Revision B01 received by the City Council as Local Planning Authority on 30th September 2021.

Informative

The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email - highwaylicenses@manchester.gov.uk.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - Multiple

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