

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131615/VO/2021

Date registered valid: 9 September 2021

Proposal: CITY COUNCIL DEVELOPMENT Installation of modular changing room block and re-siting of existing storage container following removal of existing changing block

Address: Athletics Track, Wythenshawe Park, Wythenshawe Road, Manchester, M23 0AB

Ward(s): Brooklands Ward

Applicant: Mr Anthony Johnson, Manchester City Council, Level 8, Town Hall Extension, Lloyd Street, Manchester, M2 5HD

Agent (if any):

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

Recommendation: Approve

Date of recommendation: 3 November 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 7 October 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 22 September 2021

Expired: 13 October 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 and area

Wythenshawe Park is a Grade II listed registered park and garden which occupies 109 hectares of land surrounding Wythenshawe Hall, situated 8km from Manchester City Centre. The boundaries are formed by Wythenshawe Road to the north, the M56 motorway to the east, and Altrincham Road to the south. The western boundary is a drive running south from Wythenshawe Road to Baguley Brook where the boundary of the historic park merges with former fields to the west. It contains 'historic and ornamental woodlands, herbaceous borders, formal bedding, open grassland and beautiful wildflower meadows.'² There are also sports facilities and a community farm. The Park's general arrangement was laid out by 1830, but contains elements shown on maps from the mid-17th century, as well as a formal garden dating from 1850.

The eastern side of the Park, which contains the area of the Grade II registered Historic Park and Garden, largely comprises open parkland with areas of woodland, the largest being Gib Lane Wood along the Park's eastern boundary, and also includes the Hall and former stables, the Walled Garden and Community Farm, and a play area. The western side of the Park includes football pitches, a running track, a miniature golf course, tennis courts, bowling greens, pavilions and the Horticultural Centre, with areas of woodland at Nan Nook Wood in the north-west corner of the Park and Fir Coppice and Mere Wood to the north of the Horticultural Centre.

The application site relates to the Athletics Track and associated facilities in the north west corner of Wythenshawe Park which was constructed in 1993. The site is not located within the listed park.

The track has its own entrance off Wythenshawe Road and has car parking provision adjacent to it. This 10 lane (straight) 400m track, is utilised by a range of groups including Manchester Harriers & Athletics Club and Simply Cycling who are a registered charity who provide cycling sessions on the track for various user groups / members of the public.



Image 1 Google Earth Image of the Athletic Track in Wythenshawe Park

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The applicant is seeking planning permission to install modular changing room block and re-siting of existing storage container following removal of existing changing block.

Consultations & Notification Responses

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

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

EN3 – Heritage

EN10 - Safeguarding Open Space, Sport and Recreation Facilities

EN12 - Area priorities for Open Space, Sport and Recreation

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

WW12 – West Wythenshawe 12

The Guide to Development in Manchester SPD

National Policy

National Planning Policy Framework (NPPF) - The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt.

Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors.

In particular NPPF states that in terms of design:

126. The creation of high quality 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. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

And,

130. 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 visually 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.

134. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design⁵², taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

135. Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

Principle – The applicant is seeking to replace the existing changing room block (photograph 1) due to the poor condition of the facility. A replacement changing room block is required to meet the needs of the current users of the athletics track (Manchester Harriers & Athletics Club and Simply Cycling). The proposed modular changing room block would provide two changing areas and two accessible W.C areas, one of which would incorporate a shower facility, two unisex W.C areas and a cleaners room would also be provided.

The principle of improving outdoor leisure provision within Wythenshawe Park is considered acceptable and accords with the policies for leisure and outdoor sports as set out in adopted planning policies within the Core Strategy and Unitary Development Plan.

Further consideration is required of the impacts on residential amenity and visual amenity. Consideration will also be given to accessibility, sustainability and whether there is any impact on heritage assets.



Photograph 1 Existing Changing room facilities – Source: Photograph provided by the applicant

Visual Amenity – The proposed single storey modular changing room block would have a length of 15.52 metres in length and have a width of 7.32 metres. The external wall finish to the new modular changing room block would be Profile steel – Colourcoat by Tata, fastened to the exterior sheathing with polyester coated nails. Windows would be double glazed set within powder coated aluminium frames and doors would be steel doorset which will be galvanised and power coated. Both the windows and doors would have enhancements for security purposes.

It is proposed that the changing room block will be in the same location as the existing structure. Although to make room for the ramp and increased width of the block an existing steel storage container would have to be located adjacent to other storage containers within the site.

There are no concerns with the visual impact of the development as it would replace existing structure that is in a very poor condition and therefore would be consider an improvement.

Residential Amenity – The nearest residential properties are located to the north of the application site separated by dense vegetation which forms part of Nan Nook Wood. The residential properties are approximately over 150 metres away from the proposed and existing changing room facilities and there would be severely limited views of the proposal. Given the distance to properties and existing facilities, it is not considered that the proposals would give rise to unacceptable impacts on the residential amenity of occupiers of properties in this area.

Accessibility – The proposed changing room block will include ramped access up to the main entrance, accessible W.C's, one of which will include accessible shower facilities. All doorways

will be extra width and the modular changing room block will provide improved facilities for users of the changing room facilities and athletics track.

Sustainability – The proposal will be manufactured in accordance with the Manchester City Council Low Carbon Build Standards. According to the submitted design and access statement major elements of the structure will have a minimum 'U' Value of 5% better than current Building Regulations.

All lighting will be LED and incorporate all relevant energy saving controls. The primary heat source shall be electric and a target of 20% of the block's energy will come from onsite renewable sources. This will be achieved with Solar PV panels mounted on the roof of the new modular changing room block.

Other Matters – The existing athletic track is located within the western part of the park and are of a significance distance away from the listed buildings and registered park assets. It is considered that the changes would lead to a less than substantial harm and will continue and improve this facility for the public and associated groups who use the facility.

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 DC1 of the Manchester Unitary Development Plan and to policies SP1, DM1, EN10, EN11 and EN12 of the Core Strategy.

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

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

MCCB01GFDRB0001, MCCB01GFDRB0011 and MCCB01GFDRB0012 as received by the City Council as Local Planning Authority, on the 09.09.2021

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.

3) The development hereby approved shall be carried out in accordance with the materials as set out in drawings:

MCCB01GFDRB0011 and MCCB01GFDRB0012 as received by the City Council as Local Planning Authority, on the 09.09.2021

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

228 Wythenshawe Road, Manchester, M23 0PH
220 Wythenshawe Road, Manchester, M23 0PH
218 Wythenshawe Road, Manchester, M23 0PH
214 Wythenshawe Road, Manchester, M23 0PH
8 Nan Nook Road, Manchester, M23 9BZ
16 Nan Nook Road, Manchester, M23 9BZ
14 Nan Nook Road, Manchester, M23 9BZ
21 Cherry Tree Road, Manchester, M23 9BY
158 Lawnhurst Avenue, Manchester, M23 9RQ
232 Wythenshawe Road, Manchester, M23 0WT
2 Nan Nook Road, Manchester, M23 9BZ
19 Cherry Tree Road, Manchester, M23 9BY
15 Cherry Tree Road, Manchester, M23 9BY
43 Cherry Tree Road, Manchester, M23 9BY
31 Cherry Tree Road, Manchester, M23 9BY
39 Withenfield Road, Manchester, M23 9BT
35 Withenfield Road, Manchester, M23 9BT
31 Withenfield Road, Manchester, M23 9BT
37 Withenfield Road, Manchester, M23 9BT
46 Withenfield Road, Manchester, M23 9BS
228A Wythenshawe Road, Manchester, M23 0PH
St Aidans Church, Wythenshawe Road, Manchester, M23 0PH
The Catholic Childrens Society, 230A Wythenshawe Road, Manchester, M23 0PH
146A Lawnhurst Avenue, Manchester, M23 9RQ
146 Lawnhurst Avenue, Manchester, M23 9RQ
162 Lawnhurst Avenue, Manchester, M23 9RQ
160 Lawnhurst Avenue, Manchester, M23 9RQ
6 Nan Nook Road, Manchester, M23 9BZ
10 Nan Nook Road, Manchester, M23 9BZ
23 Cherry Tree Road, Manchester, M23 9BY
17 Cherry Tree Road, Manchester, M23 9BY
236 Wythenshawe Road, Manchester, M23 0WT
1 Northolt Road, Manchester, M23 0PJ
222 Wythenshawe Road, Manchester, M23 0PH
37 Cherry Tree Road, Manchester, M23 9BY
29 Withenfield Road, Manchester, M23 9BT
171 Wythenshawe Road, Manchester, M23 0AD
20 Nan Nook Road, Manchester, M23 9BZ
18 Nan Nook Road, Manchester, M23 9BZ
17 Nan Nook Road, Manchester, M23 9BZ
12 Nan Nook Road, Manchester, M23 9BZ
27 Cherry Tree Road, Manchester, M23 9BY
25 Cherry Tree Road, Manchester, M23 9BY
13 Cherry Tree Road, Manchester, M23 9BY
234 Wythenshawe Road, Manchester, M23 0WT
St Aidans Presbytery, 230 Wythenshawe Road, Manchester, M23 0PH
226 Wythenshawe Road, Manchester, M23 0PH
224 Wythenshawe Road, Manchester, M23 0PH
Northern Moor Medical Practice, 216 Wythenshawe Road, Manchester, M23 0PH
41 Cherry Tree Road, Manchester, M23 9BY

39 Cherry Tree Road, Manchester, M23 9BY
35 Cherry Tree Road, Manchester, M23 9BY
33 Cherry Tree Road, Manchester, M23 9BY
29 Cherry Tree Road, Manchester, M23 9BY
33 Withenfield Road, Manchester, M23 9BT
44 Withenfield Road, Manchester, M23 9BS
42 Withenfield Road, Manchester, M23 9BS

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

Site of Biological Interest - Name: Nan Nook Wood

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH