

Planning Statement

Site: 804 – 806 Oldham Road, Newton Heath, Manchester

Date: 22 April 2020

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1.0 Introduction

1.1 Sitec Architectural Services have been commissioned by G.A Armstrong Ltd to submit a planning statement to supplement the submission of an application for planning permission for a new two-storey showroom, storage and office building (including parking and landscaping) on land at 804-806 Oldham Road, Newton Heath, Manchester.

1.2 This Planning Statement comprises an assessment of the proposed development against the requirements of the National Planning Policy Framework which was revised in February 2019, Manchester City councils core strategy which was adopted on 11 July 2012 and the '*Guide to Development in Manchester*' Supplementary Planning Document (SPD).

1.3 The purpose of this statement is to describe the relevant national and local policies that are directly relevant to the application and to provide an analysis of those policies and the application site. This statement will put forward our case that explains why we believe the proposal conforms with the both national and local planning policies and that planning permission should be granted.

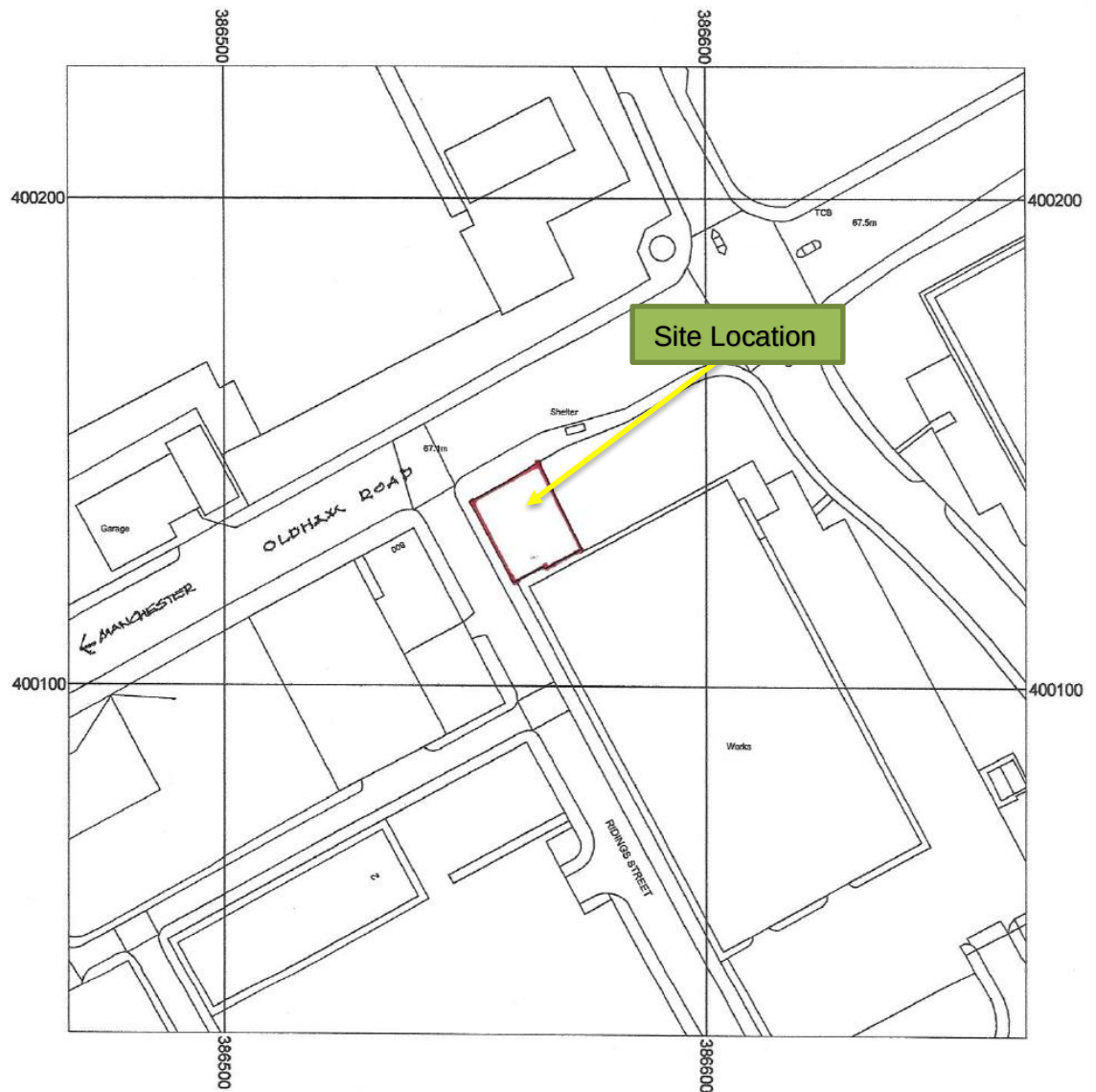
2.0 Site Location

- 2.1 Newton Heath is an area of Manchester 2.8 miles (4.5 km) north-east of Manchester city centre.
- 2.2 The application site is located on the A62 Oldham Road, Newton Heath at the junction with Ridings Street and is 3 miles (4.9km) to the east of Manchester City Centre and 5.7 miles (9.2km) to the centre of Oldham.



(Figure 1 – Map showing the location of Newton Heath within Manchester)

- 2.3 The application site is surrounded by commercial properties within this locality comprising of factories, industrial and office buildings fronting onto Oldham Road, which is the main corridor connecting Oldham to Manchester City Centre.



(Figure 2 – Location Plan showing the site on Oldham Road/Ridings Street)



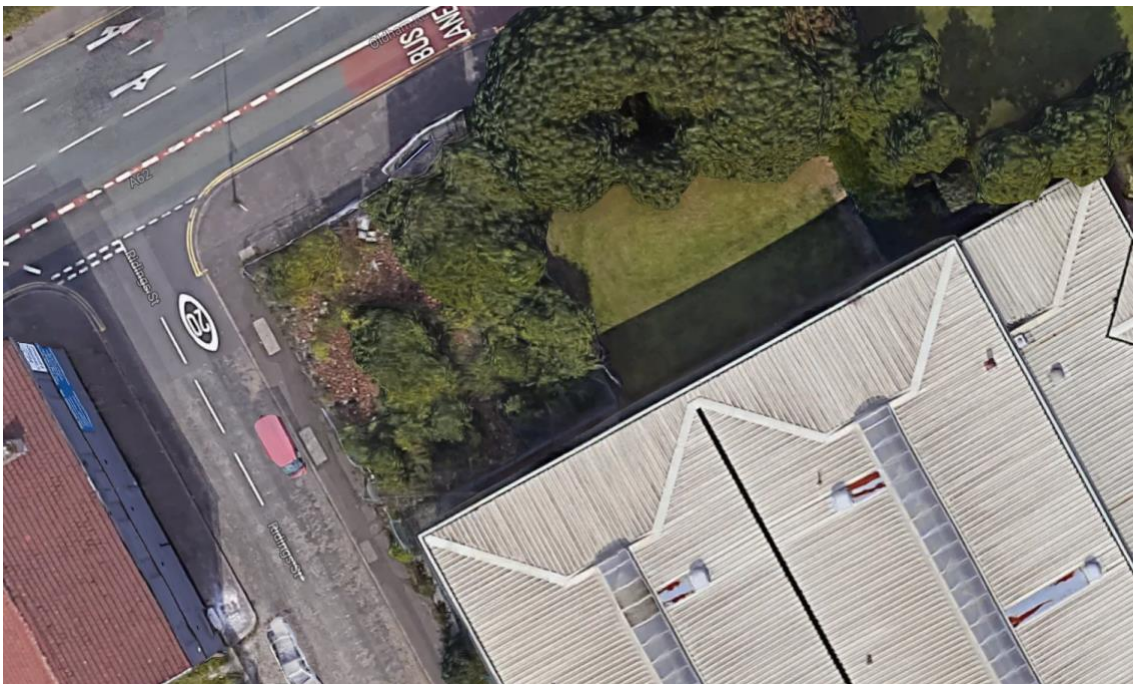
(Figure 3 – Photograph showing the site with Oldham Road to the left)



(Figure 4 – Photograph of the site taken from Oldham Road)



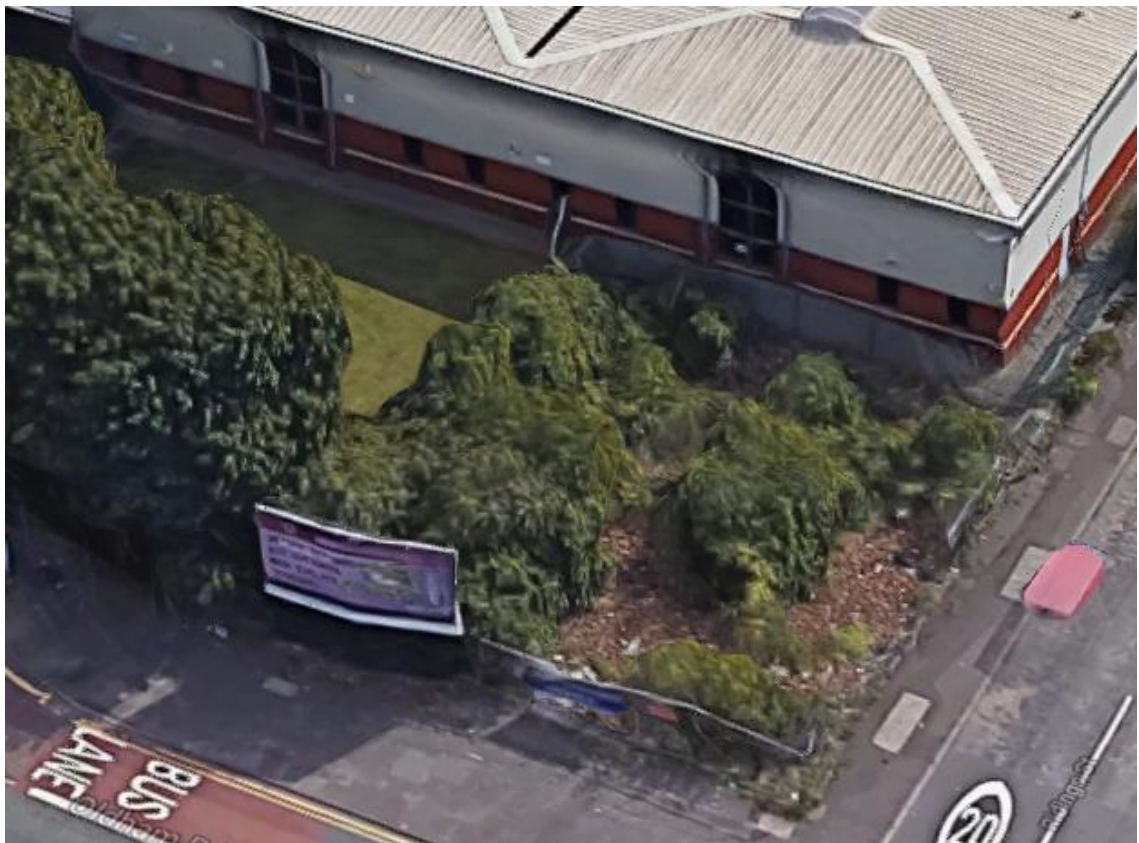
(Figure 5 - Photograph showing Ridings Street)



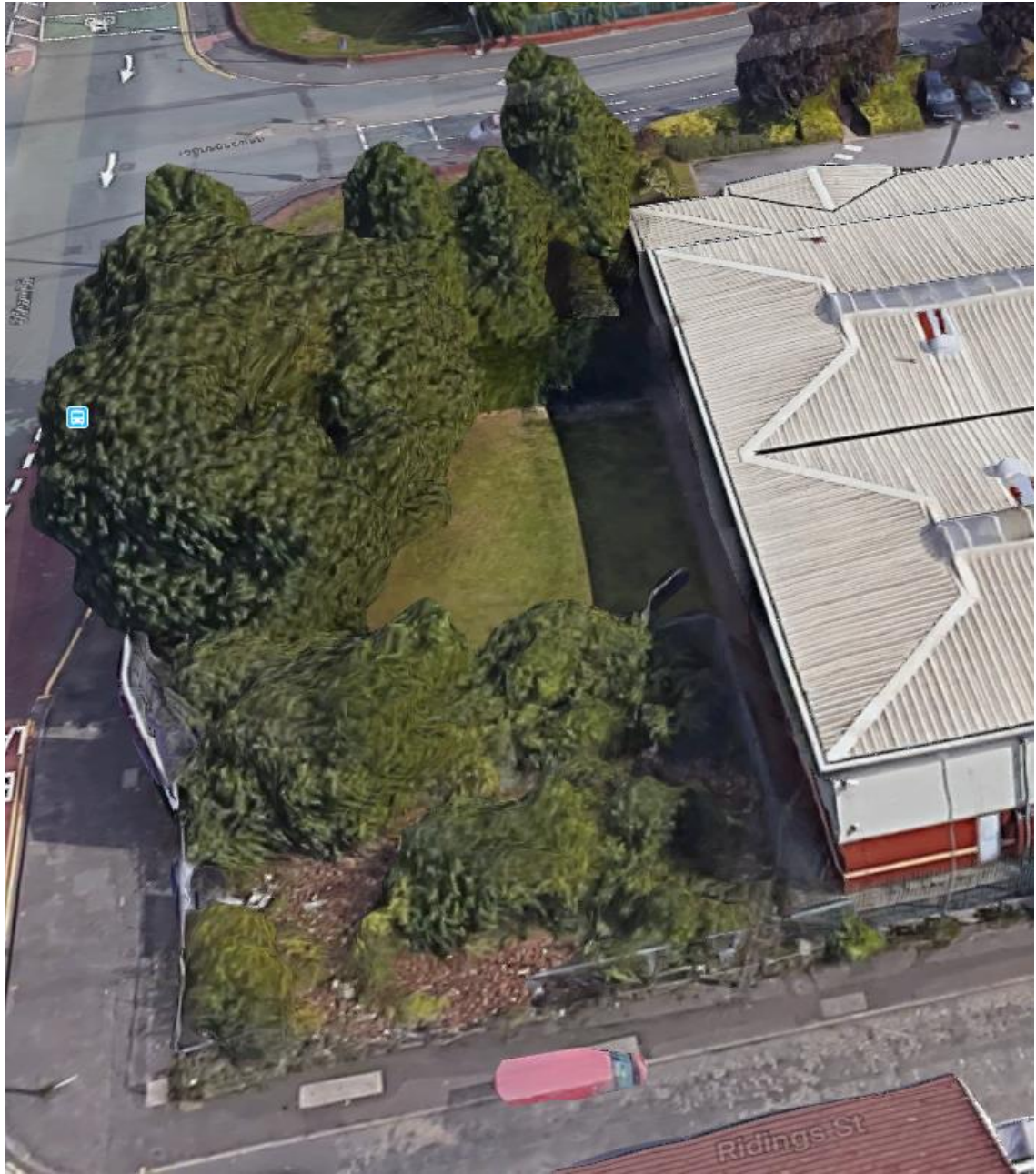
(Figure 6 – photograph showing aerial view of the site)



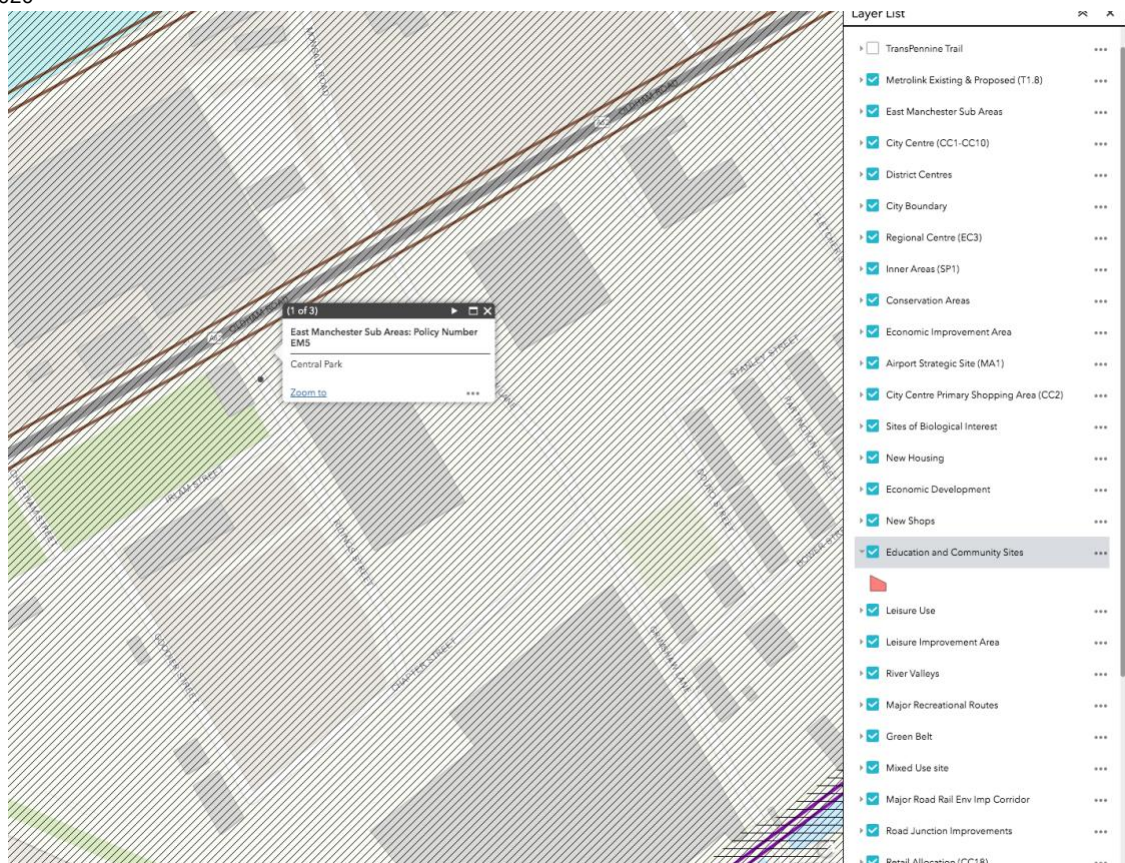
(Figure 7 – 3D view of the site)



(Figure 8 – Photograph showing a close-up 3D image of the site)



(Figure 9 – 3D view of the site from Ridings Street)



(Figure 10 – Planning allocations map showing the site within East Manchester sub area)

3.0 Planning history and site constraints.

- 3.1 There have been many applications submitted to the council for development on this site and these include: -

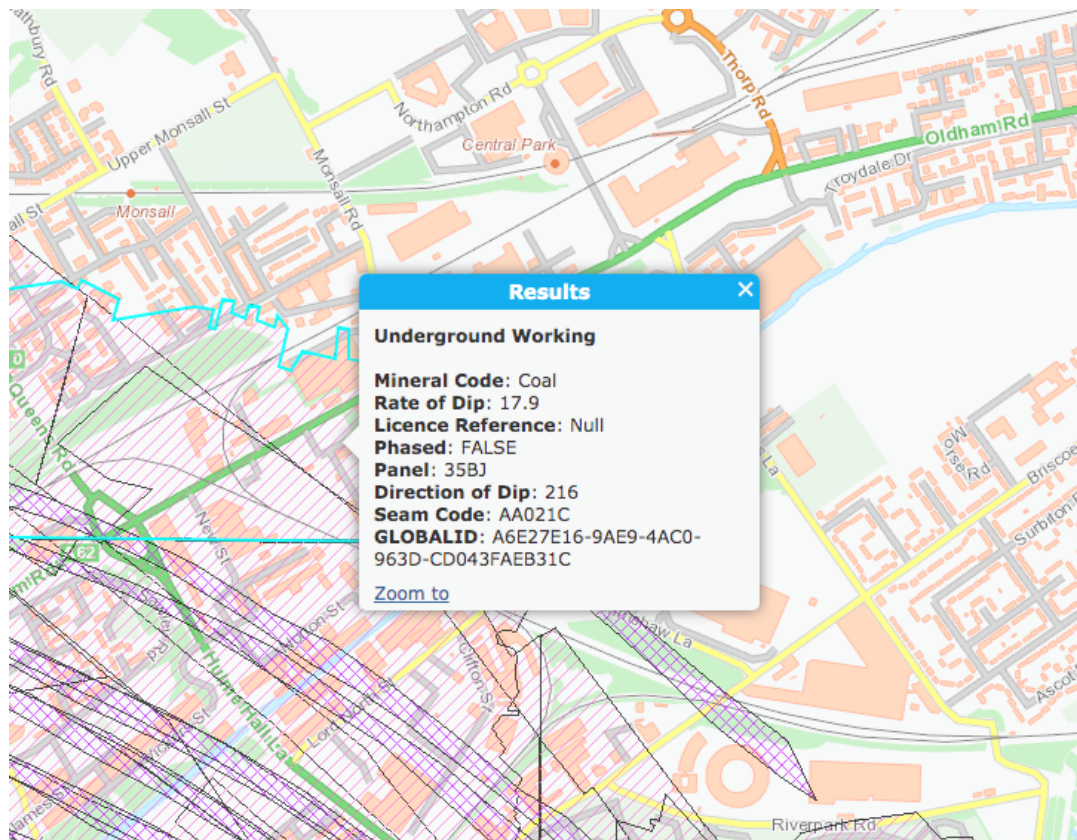
Planning Application Number 087711/FO/2008/N1- Erection of a three- storey office building (Class B1) following the demolition of the existing building including loading/parking bay and new vehicular access off Ridings Street. - **Application registered on 6 April 2009 and approved on 27 May 2009.**

Prior Approval 098586/DEM/2012/N1- Prior Approval for the demolition of a two-storey shop premises submitted on 29 February 2012 and **allowed with no objections 23 March 2012.**

Planning Application 087711/FO/2008/N1 - New planning permission to replace an extant planning permission, in order to extend the time limit for implementation. For the erection of a three-storey office building as previously approved under ref 087711/FO/2008/N1. **Application registered on 30 April 2012 and approved on 25 June 2012.**

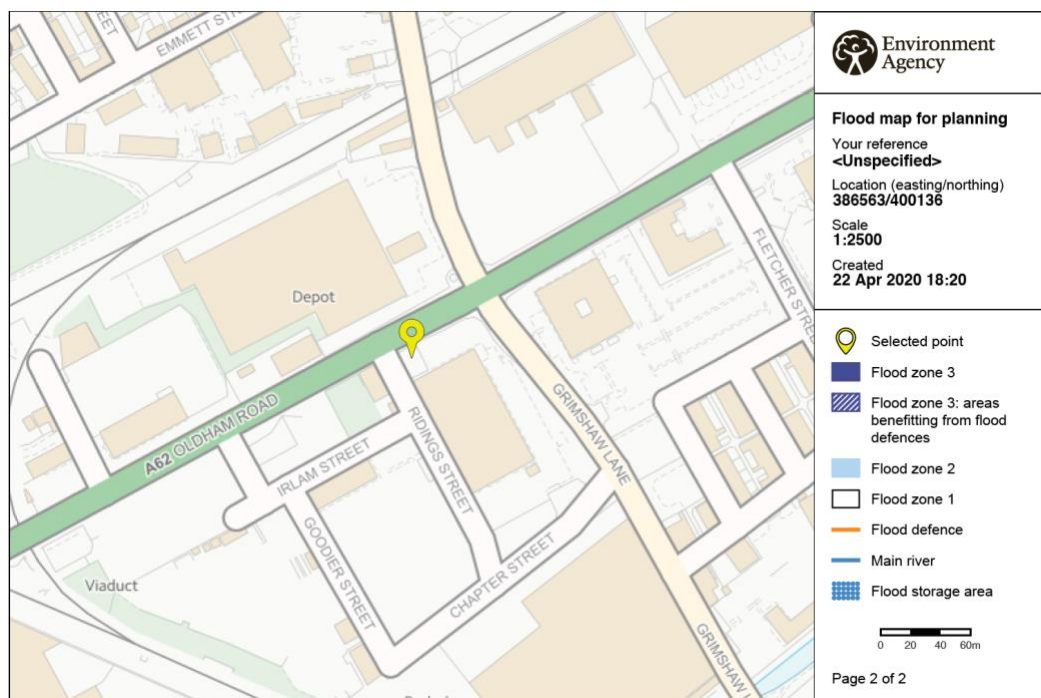
Planning Application 115222/FO/2017 - Erection of a three-storey building comprising showroom, with ancillary offices and storage (Sui Generis Use), with external yard area and boundary treatment. **Application registered 9 March 2017 and approved on 25 May 201.**

- 3.2 The site is within a coal mining area and a coal mining report is therefore required

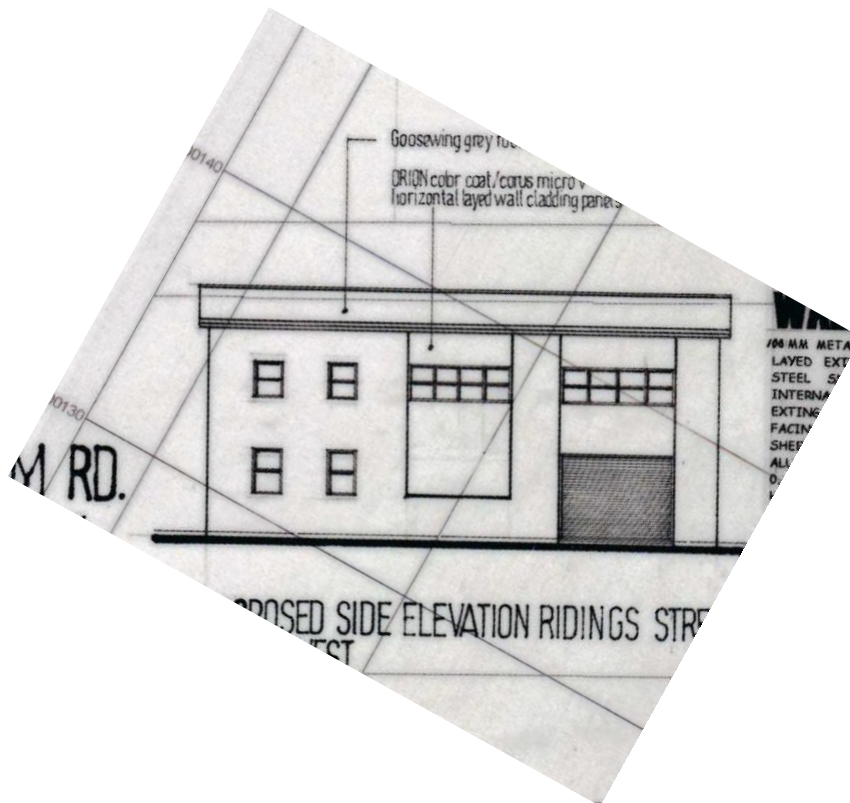


(Figure 11 – Coal Mining Risk Map showing possible underground working)

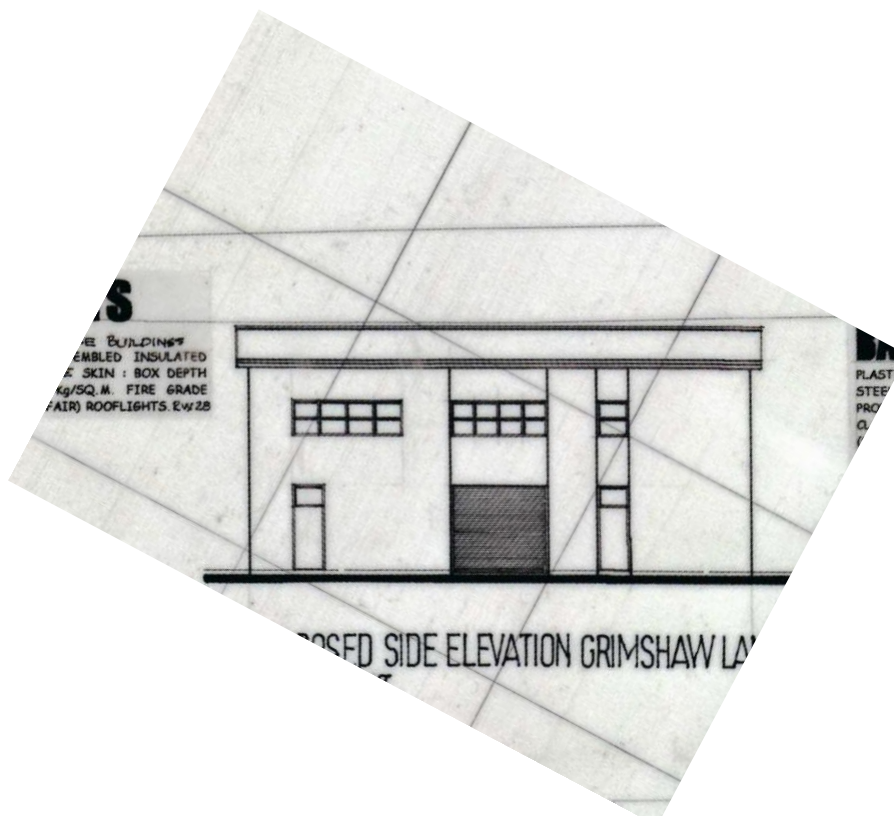
- 3.3** The site is within a Flood Zone 1 and therefore there is a low probability of the site flooding (Land having a less than 1 in 1,000 annual probability of river or sea flooding).



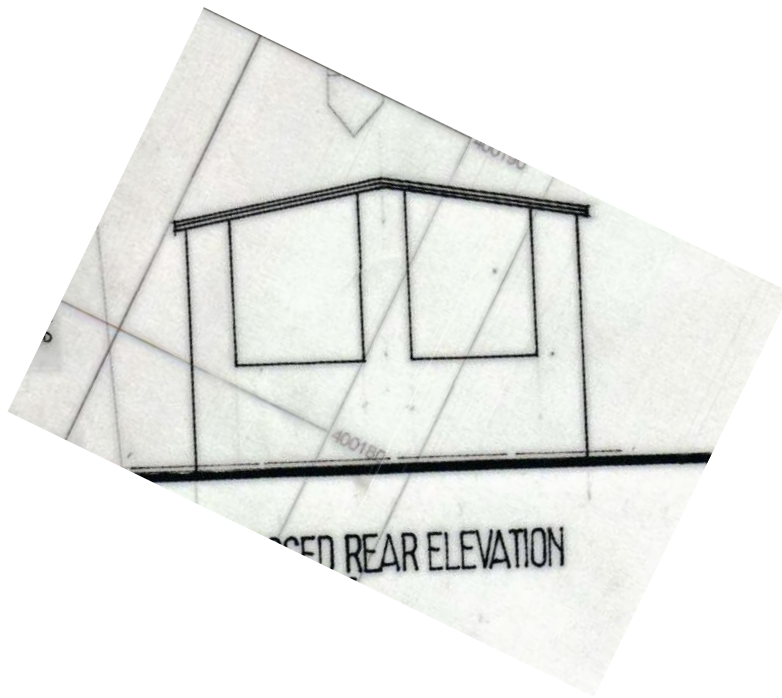
(Figure 12 – Flood Risk Map showing the site in a flood zone 1)



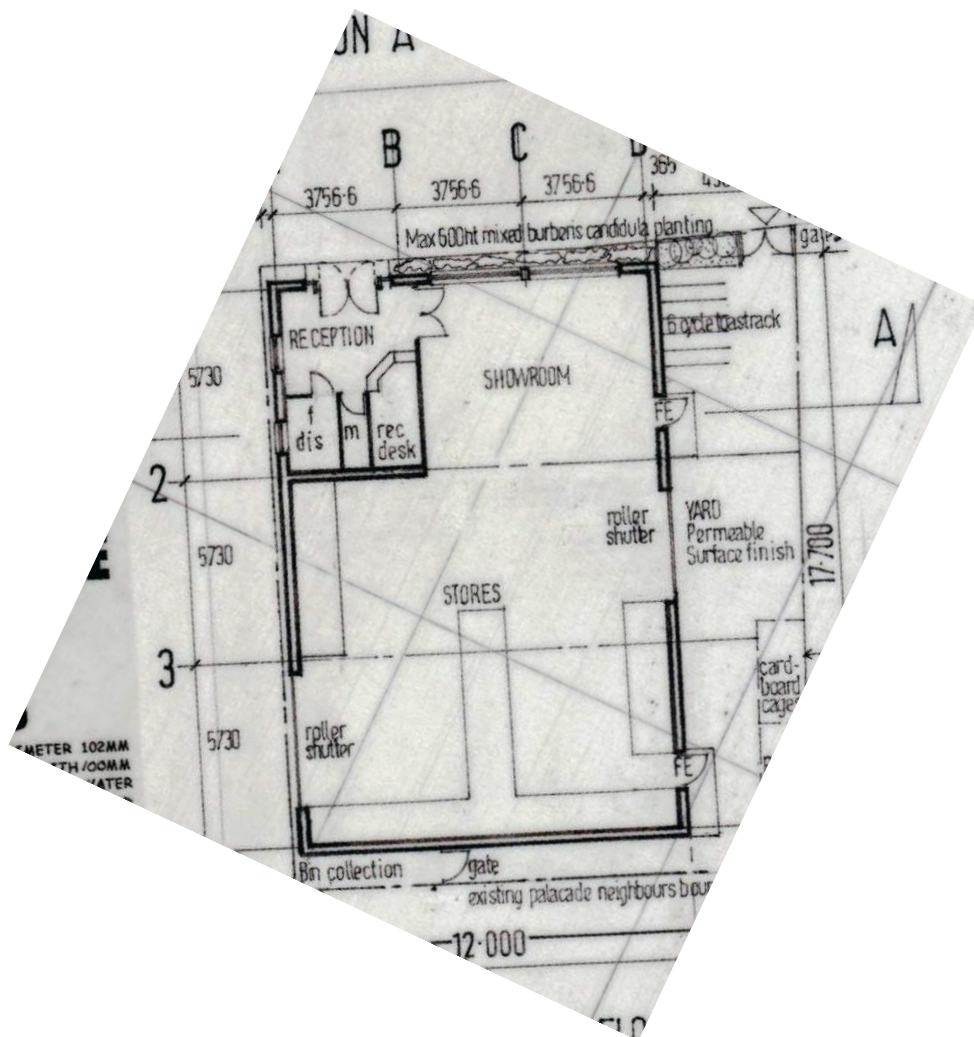
(Figure 14 – Proposed Ridings Street elevation)



(Figure 15 – Proposed Grimshaw Lane elevation)



(Figure 16 – proposed rear elevation)



(Figure 17 – Proposed floor plan)

5.0 Local Planning Policies.

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Manchester Core Strategy

- 5.2 On 25 July 1985 Manchester adopted the UDP as their Local Plan. The UDP was subsequently replaced by the Core Strategy which was formally adopted on 21 July 2012 and replaced significant elements of the UDP. The Core Strategy sets out the council's planning policies that are used to guide development within the City. Amongst other things, the Core Strategy has policies relating to housing developments with objectives that include requiring them to be high quality and well designed to respect the character, identity and context of the area.
- 5.3 In submitting this planning application, the following policies in the Core Strategy are relevant to the determination of this application: -

Policy CC1 'Primary Economic Development Focus' supports developments that lead to the more intensive use of employment land (in terms of floorspace provided) will be supported.

Policy DM1 is a general 'Development Management' policy that provides general advice on the design of any new developments in that they should have regards to effects on amenity, including design, privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation and crime.

Policy SP1 is one of the City Councils Core Development Principles and confirms 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 EC3 is the regional policy that confirms that within the Regional Centre, development for employment generating uses including offices and other commercial development will be encouraged

Policy EM5 - Central Park confirms Central Park is located in East and North Manchester and the regeneration of this area will be sought for B1, B2 and B8 uses.

Policy EC 6 confirms that Central Park is a large-scale employment location in East Manchester suitable for 60ha of employment uses. A range of employment types will be encouraged across the whole of the Central Park area including B1 (b) and (c), B2, B8 and sui generis employment uses, with ancillary commercial services supporting the creation of a sustainable employment destination. The key sectors will be within creative and media and manufacturing. B1 (a) offices will also be acceptable on the part of the site located to the north of Oldham Road alongside other employment uses.

Policy DM 1 Development Management

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, odours, litter, vermin, birds, 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. The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.
- Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques as follows (In terms of energy targets this policy should be read alongside policy EN6 and the higher target will apply)

Supplementary Planning Document

In addition to the policies within the adopted Core Strategy, supplementary guidance is provided in the councils 'Guide to Development in Manchester Supplementary Planning Document' (SPD) that was adopted by the council in April 2007.

6.0 National Planning Policy

6.1 Government guidance is set out in the revised National Planning Policy Framework (NPPF) dated February 2019. The NPPF expresses a presumption in favour of sustainable development. The NPPF is a material consideration in the determination of the application. The Planning Practice Guide (PPG) is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalizing and streamlining the material. Almost all previous planning Circulars and advice notes have been cancelled. Specific reference will be made to the PPG or other national advice in this Planning statement, where appropriate.

6.2 The following sections of the NPPF are considered of most relevance to the application proposal: -

- Chapter 2: Achieving Sustainable Development (paras. 7-14)
- Chapter 3: Decision Making (para. 38)
- Chapter 8: Promoting healthy and safe communities
- Chapter 12: Achieving Well-Designed Places (paras. 124-132)

6.3 Central to the NPPF is a presumption in favour of sustainable development and the need for the planning system to support new development. Paragraph 10 states “So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11). Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development and the application of the policy for decision-making: -

“Plans and decisions should apply a presumption in favour of sustainable development”.

6.4 For decision-taking this means: -

- Approving development proposals that accord with an up-to-date Development Plan without delay; or
- Where there are no relevant Development Plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:
 - the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

6.5 Paragraph 38 of the NPPF confirms that Local Planning Authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

6.6 The NPPF states that the planning system has three overarching objectives to achieve sustainable development, which are interdependent and need to be pursued in mutually supportive ways. The three overarching objectives are; economic, social and environmental as follows: -

- Economic – 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;
- Social – 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 a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- Environmental – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

6.7 Paragraphs 124 -132 in Chapter 12 (Achieving well-designed places) advocates a requirement for good design. This is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

6.8 Paragraph 127 advises 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 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.

6.9 Paragraph 130 confirms that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

7.0 Assessment

7.1 The key issues that we would consider important in the re-submission of this application relate to the previous grounds of refusal which can be summarised as: -

- (i) Principle
- (ii) Design
- (iii) Access
- (iv) Highways and accessibility

7.2 Principle

7.2.1 The site has previously been granted planning permission for a 3-storey building and that permission is still extant. This application is effectively a re-submission of the previously approved application with design changes that include lowering the height of the previously approved development. There have been no new 'local planning policies' introduced since the previous grant of planning permission and there have been no new policies that have been introduced at a national level that would have a significant impact on the principle of developing this site. For these reasons, we consider the principle of development is considered compliant with the core principles of the NPPF and Manchester's Core Strategy.

7.3 Design

7.3.1 The NPPF (para 124) makes a strong emphasis on the need to achieve good design and that this is intrinsically linked to sustainable development objectives. Urban Design works to fixed principles, which Manchester City council have specific guidance contained within the SPD. Successful design understands its context, whilst not exhaustive this include consideration to the local vernacular (materials), scale, street pattern, architectural styles, building lines and landscaping. Each planning application

is assessed on its own merits. The design principles applied are contained within the Design and Access Statement but in simplistic terms, the proposal has been designed to resemble the previously approved scheme but with a reduced height and removal of the 3rd storey. Policies SP1 of the Core Strategy and policy DM1 of the SPD reinforce the requirement for good design and that development should respect for the character of the area in which any proposal is to be located. We consider that the new design is broadly similar to the design previously approved and therefore the proposal is compliant with above-mentioned policies.

7.4 Access

7.4.1 The scheme has been designed to provide access and usability of the premises for all types of people (including those with disabilities) with the provision of a level floor and access to allow persons in wheelchairs and ambulant disabled persons to enter and navigate the building.

7.4.2 The standards set within 'Design for Access 2' are intended to be used on buildings and projects where Manchester City Council are the lead or the client, or the building is owned by the Council. Internal adaptations have made to cater for disabled persons and plans (including staff training) will assist in making the showroom disabled friendly. All internal modifications are fully compliant with Part M (volume 2) of Building Regulations and we intend to comply with the requirements of Design for Access 2.

7.5 Highways and accessibility

7.5.1 The application site is on a major route into the City Centre and therefore there are sustainable transport options for the site with good access to local services as well as bus services. Vehicular access to the site will continue to be taken off Ridings Street via a new access. The footpath which runs at the front of the site would be unaffected. Additional points of access are also likely to be created for pedestrians, although the

exact details of such arrangements will be addressed as part of a s278 highways agreement.

7.5.2 Due to the nature of the development proposal, the use of the site would not generate significant vehicle movements, In overall terms it is considered the proposed development is acceptable in terms of access, highway safety and parking provision and the development complies with the Core Strategy, Development in Manchester SPD as well as Chapter 9 of the NPPF.

8.0 Conclusion

- 8.1 At the heart of the NPPF is a presumption in favour of sustainable development, this requires planning applications that accord with the development plan to be approved without delay and where the development plan is absent, silent or out of date granting permission unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the framework as a whole or specific policies in the framework indicate that development should be restricted.
- 8.2 The application site is allocated for employment development.
- 8.3 The redevelopment of the site would bring about a number of benefits including: -

Economic Benefit

The most obvious economic benefit that would accrue is the creation of employment opportunities. The applicants experience is that if the venue were to be used as a showroom and distribution centre the employment requirement would be a minimum of 4 full-time staff, equating to at least 160 hours of weekly employment. The showroom and distribution depot would ultimately support employment in companies and for individuals that supply goods and other services that are required in the office furnishings trade. The economic benefit of the development is clear.

Social Benefit

The economic benefit, that is, the creation of employment opportunities, is also intrinsically socially beneficial. The provision of a showroom that would display a wide range of office furniture and the facilitating of bringing people together is in itself beneficial.

Environmental Benefit

The development would help to secure a beneficial and viable use for the site within the East Manchester sub area and encourage any arrest any decline in its area. Again, there is a crossover, the environmental benefit of breathing new life into a new building and improving the quality of the built environment.

- 8.4 The proposal is thereby a three-dimensional sustainable development, as defined in the core principles of the NPPF. The sustainable public benefits that would be achieved through the development fulfil the given purpose of the planning system.