

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132039/FO/2021

Date registered valid: 15 November 2021

Proposal: Refurbishment of restaurant including installation of new roof and elevational alterations, and installation of covered shelter within car park

Address: McDonalds, 336 Wilmslow Road, Manchester, M14 6XQ

Ward(s): Old Moat Ward

Applicant: McDonalds Restaurants Ltd, 11-59 High Road, East Finchley, London, N2 8AW

Agent (if any): Mrs Sarah Carpenter, Planware Limited, St Andrews Castle, 33 St Andrews Street South, Bury St Edmunds, IP33 3PH

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 17 January 2021

Application details

Type of application: Full Application Consent

Development type: Minor Retail

Date of site visit: 14 December 2021

Standard consultations: Printed: 19 November 2021 Expired: 10 December 2021

Neighbour notifications: Printed: 19 November 2021 Expired: 10 December 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a single storey detached McDonalds fast food restaurant/takeaway with a 'drive-thru' and car park.

Description of area

The site is located on Wilmslow Road, a main arterial road within the Old Moat ward and the student area of Fallowfield, just south of the district centre boundary. The site is accessible by car, taxi, bike and bus. The surrounding area is a mixture of commercial and residential.

Description of development

The applicant wishes to replace the roof and fascia signage, install a shelter in the car park and undertake various elevational alterations as part of refurbishment/improvement works to the unit.

Consultations & Notification Responses

Local residents and businesses – No objections received.

Rusholme, Fallowfield & Moss Side Civic Society – No objections received.

Highway Services – No objection to the proposals but queried the parking space dimensions (same as existing) and construction management. The agent has confirmed via email that all works will take place within the site and would not impact upon the adjacent highway.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:

- Saved policy DC14 - Shop fronts and related signs

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF, 2021):

- Creating well-designed places

For reasons to be outlined below, it is considered the proposal accords with the principles of these policy documents.

Issues

Principle – The principle of installing a new roof, outdoor shelter and elevational alterations in line with the refurbishment of an existing restaurant is acceptable, particularly given the established location on the edge of a district centre, however consideration must be given to the proposal's siting, scale and design and its impact upon visual amenity of the street scene. The nearest residential dwellings are the flats are No.2 Willowbank, which are located 20m away and thus are not considered to be affected by the new roof, shelter or elevational alterations, hence residential amenity is not deemed an issue in this case.

Siting, scale and massing – The new aluminium roof would replace the existing tiled roof, the same height and profile as before, with new illuminated signage (approved in December 2021 under ref: 132040/AO/2021). The outdoor shelter would be located within the north-east corner of the carpark, on a vacant piece of land. It would measure 3m in width, 1.5m in depth and 2.3m in height, with a footprint of 4.5m², containing two benches and a bin. Surrounding this would be new block paving and a low timber fencing to match the existing perimeter. There would be works to the drive-thru, but this would not involve enlarging the building, just an additional bollard and barrier to protect the booths. The shelter is small in scale and considered acceptable in terms of its siting, with no parking spaces to be affected. The new roof and elevational alterations are relatively minor, hence the siting, scale and massing of the proposal is considered appropriate, in line with policies DM1 and SP1.

Appearance and visual amenity – The new roof would be constructed of dark green composite folded 4mm aluminium, with illuminated fascia signage in yellow and white acrylic, on brown composite aluminium louvres. The new area of red brickwork and grey cladding around the drive-thru booths would be to match existing, as would the new grey 'McDelivery' door and windows on the north elevation. The shelter would be constructed of a black PPC frame with 'envirobuild frontier' decking boards and recycled plastic 'stormboard' panels and a white PPC flat roof. The works are in line with similar refurbishment works at other Manchester branches of the chain restaurant and are in-keeping with the existing building. The works would be visible from Wilmslow Road but are not considered to harm the street scene nor the character of the site, which is located within a commercial area adjacent to the district centre.

Parking – No spaces are to be lost to make way for the shelter or drive-thru improvements, though 3 spaces on the north side of the carpark are to be demarcated for 'McDelivery' (takeaway delivery worker's vehicles) and 2 'grill bays' (overspill for drive-thru customers). Highways accepted this and asked that spaces accord with MCC standard sizes, however all spaces are the same size as existing as the quantity and arrangement are not to be changed.

Conclusion – No objections were received and the proposal complies with the policies contained within the Core Strategy, therefore the proposal is deemed acceptable by the City Council and development may commence in accordance with the following conditions and approved drawings.

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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval

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;

- Proposed elevations '1009 A', '1005 A', 'SK01'

- Proposed floorplans '0050 D' and 'SK03'

- Proposed site plan '1004 D'

Stamped as received by the City Council as Local Planning Authority with the application form on the 26th October 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 fully implemented in accordance with the materials and specifications as detailed on the approved drawings referenced '1005 A' and 'SK01', stamped 26th October 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 for the City of Manchester

Appendix 1 – List of consultees & neighbours notified

Highway Services

Rusholme, Fallowfield & Moss Side Civic Society

355 Wilmslow Road, Manchester, M14 6XU

Flat 10, 363 Wilmslow Road, Manchester, M14 6XU

Flat 9, 363 Wilmslow Road, Manchester, M14 6XU

Flat 8, 363 Wilmslow Road, Manchester, M14 6XU

Flat 7, 363 Wilmslow Road, Manchester, M14 6XU

Flat 6, 363 Wilmslow Road, Manchester, M14 6XU

Flat 5, 363 Wilmslow Road, Manchester, M14 6XU

Flat 4, 363 Wilmslow Road, Manchester, M14 6XU

Flat 3, 363 Wilmslow Road, Manchester, M14 6XU

Flat 2, 363 Wilmslow Road, Manchester, M14 6XU

Flat 1, 363 Wilmslow Road, Manchester, M14 6XU

Flat 2, 3A Wynnstay Grove, Manchester, M14 6XG

Flat 1, 3A Wynnstay Grove, Manchester, M14 6XG

First And Second Floor, 355 Wilmslow Road, Manchester, M14 6XU

Flat 5, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG

Flat 8, 3 Wynnstay Grove, Manchester, M14 6XG

Flat 7, 3 Wynnstay Grove, Manchester, M14 6XG

Flat 6, 3 Wynnstay Grove, Manchester, M14 6XG

Flat 5, 3 Wynnstay Grove, Manchester, M14 6XG

Flat 4, 3 Wynnstay Grove, Manchester, M14 6XG

Flat 3, 3 Wynnstay Grove, Manchester, M14 6XG

Flat 2, 3 Wynnstay Grove, Manchester, M14 6XG

Flat 1, 3 Wynnstay Grove, Manchester, M14 6XG

Bizzie Kids Nursery, 357 Wilmslow Road, Manchester, M14 6XU

355A Wilmslow Road, Manchester, M14 6XU

326 Wilmslow Road, Manchester, M14 6XQ

324 - 326 Wilmslow Road, Manchester, M14 6XQ

Flat Above, 326 Wilmslow Road, Manchester, M14 6XQ

Willowbank Hotel, 340 - 342 Wilmslow Road, Manchester, M14 6AF

Flat 16, 2 Willow Bank, Manchester, M14 6XP

Flat 15, 2 Willow Bank, Manchester, M14 6XP

Flat 14, 2 Willow Bank, Manchester, M14 6XP

Flat 17, 2 Willow Bank, Manchester, M14 6XP
Flat 12, 2 Willow Bank, Manchester, M14 6XP
Flat 11, 2 Willow Bank, Manchester, M14 6XP
Flat 10, 2 Willow Bank, Manchester, M14 6XP
Flat 9, 2 Willow Bank, Manchester, M14 6XP
Flat 8, 2 Willow Bank, Manchester, M14 6XP
Flat 7, 2 Willow Bank, Manchester, M14 6XP
Flat 6, 2 Willow Bank, Manchester, M14 6XP
Flat 5, 2 Willow Bank, Manchester, M14 6XP
Flat 4, 2 Willow Bank, Manchester, M14 6XP
Flat 3, 2 Willow Bank, Manchester, M14 6XP
Flat 2, 2 Willow Bank, Manchester, M14 6XP
Flat 1, 2 Willow Bank, Manchester, M14 6XP
361 Wilmslow Road, Manchester, M14 6XU
359 Wilmslow Road, Manchester, M14 6XU
Flat 18, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 15, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 13, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 10, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Office 8, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 4, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 2, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
357 Wilmslow Road, Manchester, M14 6XU
359A Wilmslow Road, Manchester, M14 6XU
Flat 17, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 16, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 14, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 12, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 11, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 9, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 7, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 6, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 3, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG
Flat 1, Morris Court, 1 Wynnstay Grove, Manchester, M14 6XG

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
Area Team Boundary - Name: SOUTH