MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	131387/FO/2021
Date registered valid:	24 September 2021
Proposal:	Demolition of existing car wash and installation of new substation, EV canopy and 5no EV chargers with 3no. New jet wash bays
Address:	MFG Rusholme Service Station, 10 Wilmslow Road, Manchester, M14 5TQ
Ward(s):	Moss Side Ward
Applicant:	Motor Fuel Group Ltd, Gladstone Place, 36-38 Upper Marlborough Road, St Albans, Hertfordshire, AL1 3UU
Agent (if any):	MBH Design Studio Ltd, Rosemount House, Rosemount Avenue, West Byfleet, KT14 6LB
Case officer:	Jennifer Connor Tel: 0161 234 4545 Email: jennifer.connor@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 22.11.2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 28.10.2021

Standard consultations:
Printed: 29 September 2021 Expired: 20 October 2021

Neighbour notifications
Printed: 29 September 2021 Expired: 20 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/building/area

The business is situated on Wilmslow Road in Rusholme District Centre.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

Demolition of existing car wash and installation of new substation, EV canopy and 5no EV chargers with 3no. New jet wash bays

Consultations & Notification Responses

Environmental Health – Recommend conditions relating to construction hours (not commensurate to development proposed), deliveries not necessary for the type of development proposed on an existing concern), noise, contaminated land, refuse and hours of opening.

Highways – Secure sheltered cycle storage should be made available for staff and a construction management plan should be conditioned (not commensurate to the development proposed).

Arboricultural Section – Works would not have a detrimental impact on any of the trees and therefore we would have no objections from an arboricultural perspective.

Policy

There are no site-specific policies relating to the application site. However the following policies are relevant to this proposal:

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
Policy DM 1 - Development Management
Policy SP1 - Spatial Principles

Saved Policy DC26 of the Unitary Development Plan for the City of Manchester.

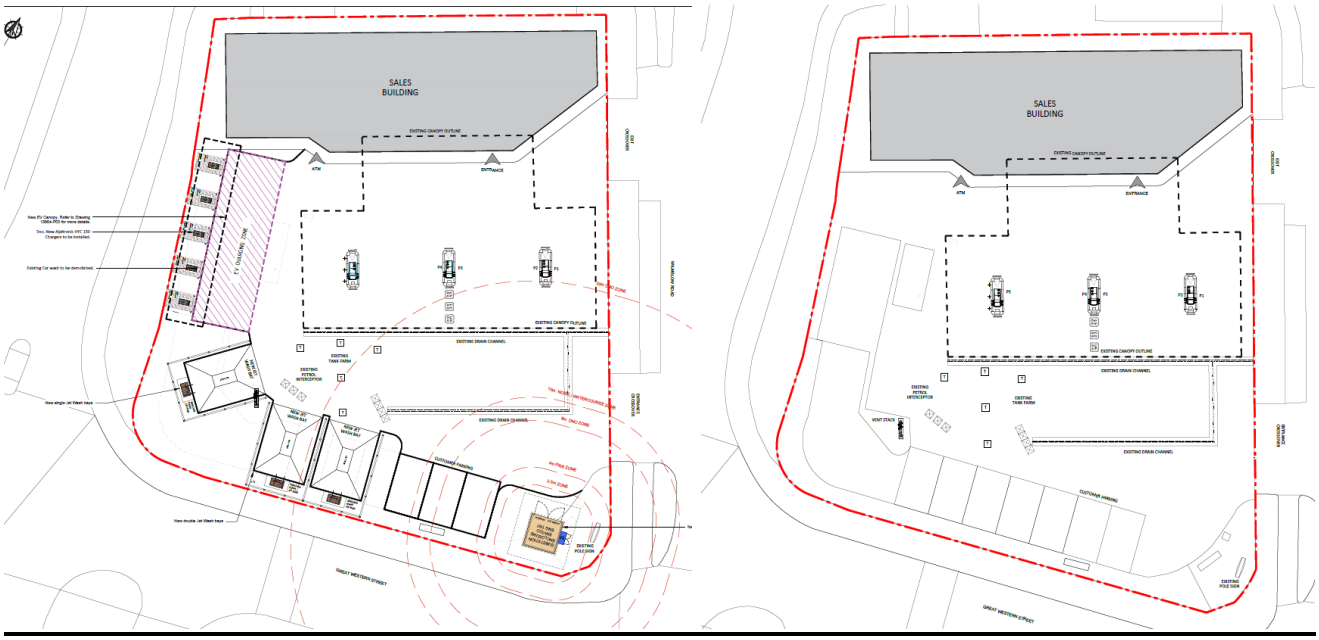
The National Planning Policy Framework (NPPF)

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

Issues

Principle – There is no objection to the principle of commercial use on this existing commercial site located within the district centre. Notwithstanding this, consideration must be given to the proposed developments siting, design, appearance, scale and massing, and to the proposal's impact upon existing levels of residential amenity.

Siting –





The existing jet wash would be demolished and replaced with EV charging and the associated canopy. The 3 No. jet wash bays would turn the corner to Great Western Street and the new substation would be located at the junction of Greater Western Street and Wilmslow Road.

Design and Appearance, Scale and Massing – Details of the materials to be used for the EV canopy (EV canopy and charger detail) and the electricity substation (GRP substation in green) were included on the submitted plans and are considered to be acceptable in the context. The structure will not adversely impact upon the character of the area or the appearance of the wider site in the street scene.

Residential Amenity – The scheme will have an appropriate impact upon residential amenity subject to the imposition of appropriate conditions. The applicant has agreed that the hours of operation of the jet wash will be limited and to other pre-commencement conditions.

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 polices 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.

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:

P02-408 SITE LAYOUT
P03-408 EV CANOPY AND CHARGER DETAIL
P04-408 SUBSTATION ELEVATIONS
P05-408 JET WASH BAYS
P01-408 SITE LAYOUT
Location Plan
Site Plan

Received by the City Council as Local Planning Authority on 17 August 2021.

Tree Survey prepared by Alltree consultancy dated 14/09/2021

Received by the City Council as Local Planning Authority on 24 September 2021.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, DM1 and EN3 of the Core Strategy.

3) The materials to be used on the external surfaces of the extension hereby permitted be as stated on the approved drawings.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

The scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The approved scheme shall be completed before the premises is occupied.

Upon completion of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to policy DM1 of the Core Strategy and saved UDP policy DC26.

5) The jet wash shall not be open outside the following hours:

08.00 to 19.00 hours Monday to Friday

09.00 to 19.00 hours on Saturday, Sunday and Bank Holidays

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to Policies SP1 and DM1 of the Core Strategy and saved Policy DC26 of the City of Manchester Unitary Development Plan.

6) Prior to the commencement of above ground works a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

7) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)

List of those notified on Uniform

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH