

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131781/FO/2021
Date registered valid: 30 September 2021
Proposal: Installation of replacement gas governor and kiosk
Address: Land At Wilmslow Road, Manchester, M20 5PG
Ward(s): Didsbury East Ward

Applicant: Miss Gemma Gosney, Cadent Gas Ltd, Land At Wilmslow Road, Manchester, M20 5PG
Agent (if any): Mr Robert MacKenzie, Macmarshalls, 112A-116 Hamill House, Chorley New Road, Bolton, BL1 4DH
Case officer: David Lawless
Tel: 0161 234 4543
Email: david.lawless@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 11/11/2021



Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 11/11/21

Standard consultations:

Printed: 8 October 2021 Expired: 29 October 2021

Neighbour notifications

Printed: 8 October 2021 Expired: 29 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 site lies on the junction of Wilmslow Road (A5145) and Kingsway (A34) and is part of well established open space which is home to mature landscaping. The site is currently occupied by a gas governor station and kiosk (circled red on the photo above). To the east, on the opposite side of Kingsway stands the Parrs Wood Entertainment Centre, while to the west, on the opposite side of Wilmslow Road, stands Parrs Wood Court, an apartment block dating from the 1930s. To the north, on the opposite side of Parrs Wood Lane, is the Tesco Supermarket.

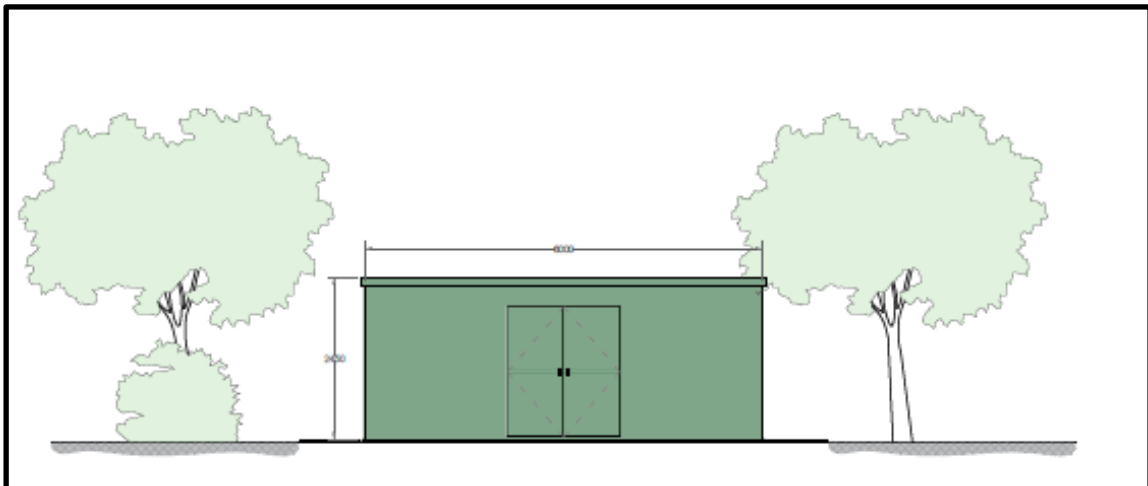
Listed building: no

Conservation area: no

Tree Preservation Order: no

Description of development

Installation of replacement gas governor kiosk, the existing kiosk would be removed to facilitate the following:



The existing gas governor has been in for a number of years and is now in need of replacement. At the same time the existing brick kiosk would be replaced by the GRP unit shown above.

Normally these units are Permitted Development but at 44.1m³ this unit exceeds the 29m³ limit in the GPDO.

Consultations & Notification Responses

Local Residents/Businesses – no comments received.

Environmental Health – Suggests the imposition of a noise insulation condition.

Highway Services – No objections to the proposal. Sufficient carriageway clearance is being provided and sufficient footway width is being maintained by using part of the grassed area, this is to be in agreement with the relevant council department. It is accepted by highways that the proposals would not cause a distraction to passing vehicles and would not give rise to forward visibility issues.

Policies

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long-term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below:

Policy SP1, *Spatial Principles* – 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 and protect and enhance the built and natural environment.

Policy DM1, *Development Management* – This policy states that all development should have regard to a number of issues, in this instance the most relevant are considered as follows:-

- 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.
- Community safety and crime prevention.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Flood risk and drainage.

Saved UDP Policy DC26, "Development and Noise" – Policy DC26.1 states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a) the effect of new development proposals which are likely to be generators of noise; and

- b) the implications of new development being exposed to existing noise sources which are effectively outside planning control.

Policy DC26.2 states that new noise-sensitive developments (including large-scale changes of use of existing land or buildings), such as housing, schools, hospitals or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the Council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

Issues

Principle of the Proposal – Gas governors are essential in the safe distribution of gas and are designed to control gas pressure in local areas, reducing gas pressure from high to low to feed local residences and businesses. Gas usage is high in the area and the neighbourhood is reliant on a gas governor, hence the requirement to replace it. Given this, the principle of installing a new unit is considered acceptable.

Residential and Visual Amenity – Given its location it is not considered that the replacement structure would have a detrimental impact upon the existing levels of residential and visual amenity enjoyed in the vicinity of the site.

Notwithstanding this, the comments of Environmental Health are noted and an acoustic insulation condition (condition no. 3) is recommended in this instance.

Trees – None of the existing trees would be felled to facilitate the proposal.

Pedestrian and Highway Safety – The proposal would not have a detrimental impact upon the existing levels of pedestrian and highway safety enjoyed along Kingsway, Wilmslow Road and Parrs Wood Lane.

Flood Risk – The site is in Flood Zone 1 and is therefore at low risk of flooding.

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 to resolve any 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 stamped as received on 30 September 2021:

- a) Drawing no. C 200 - 107
- b) Planning Supporting Statement

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

3) a) The building and any 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. Prior to commencement of the use hereby approved 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 scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority 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 have 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 in the Manchester Core Strategy and Saved UDP Policy DC26.

Informatives

1) 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

Environmental Health

Highway Services

Neighbourhood Team Leader (Arboriculture)

Chiqiutos, Parrswood Entertainment Centre, Kingsway, Manchester, M20 5PG

Burger King, Parrswood Entertainment Centre, Kingsway, Manchester, M20 5PG

Pizza Hut, Parrswood Entertainment Centre, Kingsway, Manchester, M20 5PG

39 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

53 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

Flat 51, Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

38 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

2 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

47 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

20 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

7 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

8 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

41 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

49 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

6 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

15 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

43 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

27 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

11 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

31 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

52 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

54 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

55 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

17 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

46 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

4 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

25 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

14 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

40 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

26 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

32 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

34 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

50 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

33 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

18 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

35 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

13 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

45 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

44 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

22 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

9 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

28 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

29 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

23 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

24 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

3 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

30 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

10 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

16 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

36 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

19 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

12 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
48 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
1 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
21 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
5 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
37 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG
42 Parrs Wood Court, Wilmslow Road, Manchester, M20 5NG

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