

Planning**Growth & Development****Delegated officer report for planning application**

Application no. 131223/FO/2021

Date registered valid: 30 July 2021

Proposal: Installation of replacement entrance doors

Address: Unit A2 Cheetham Hill Retail Park, Elizabeth Street
Manchester, M8 8BB

Ward(s): Cheetham Ward

Applicant: Pure Gym Ltd

Agent (if any): Mr Jonathon Wadcock, Urban Agile Limited, 32 Moorfield
Road Irlams o' the' Height Salford M6 7QD

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 22.09.2021

Application details

Type of application: Full Application Consent

Development type: Minor other

Standard consultations:

Printed: 5 August 2021 Expired: 26 August 2021

Neighbour notifications

Printed: : 5 August 2021 Expired: 26 August 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/Area

The application site relates to retail mezzanine floorspace within unit A1 and part of the ground floor area of Unit A2 at Cheetham Hill Retail Park, which is located on Cheetham Hill Road to the south side of Cheetham Hill, approximately 1.5 miles to the north of Manchester City Centre. Unit A2 has recently converted into a health and fitness leisure facility (125490/JO/2019) located on the Queens Road Retail Park in the Cheetham Hill area of north Manchester. The Retail Park is an established out-of-centre Retail Park that can be accessed via both Cheetham Hill Road and Queens Road.

Queens Road Retail Park is located within a mixed commercial and residential area. To the south and east lies the Manchester Fort Retail Park, which is located at the

junction of Cheetham Hill Road (A665) and Queens Road. To the north of the site lies St Chads Primary school and residential areas, to the west are industrial buildings.

On the opposite side of Queens Rd to the north-west are three and four storey residential properties. Cheetham Hill is bounded by several neighbourhoods including Broughton, Crumpsall and Collyhurst.

Description of Development

The submitted application seeks permission for the replacement of the existing entrance doors to the new unit. The existing double doors to the front elevation facing the car park will be replaced by bi-folding automatic doors in grey. The replacement doors will be capable of being operated as part of PureGym's secure entry system and will provide appropriate access for all gym users, including those with mobility difficulties. The doors are utilised throughout Pure Gym's estate consisting of commercial non-thermal doors giving access to the lobby and locked at night only accessible with Pure Gym membership's unique PIN. The proposed replacement doors will be a significant upgrade incorporating automated bi-parting folding doors in grey.

Planning History

The following historic applications are considered to be relevant in this case:

- Planning permission was granted by the Secretary of State on 16/05/2001 (Ref: 060881/FO/NORTH1/00) for the erection of a 10,127 sq m non-food retail unit with associated car parking, landscaping and access works after demolition of existing buildings.
- Planning permission was granted on 25/01/2001 (Ref: 077128/FO/2005/N1) for material changes to external elevations in conjunction with subdivision of existing unit, and erection of new customer entrance canopies, construction of new service road, service yard and associated landscaping.
- Planning permission was granted on 08/06/2010 (Ref: 092461/FO/2010/N1) on behalf of Currys PC World for the creation of additional retail floorspace at mezzanine level.
- Planning permission was granted on 15/02/2011 (Ref: 094751/JO/2010/N1) for the variation of condition 5 of planning permission reference

077128/FO/2005/N1 to allow for no more than 10% of floorspace for the sale of food, drink and confectionary goods.

- Planning permission was granted to vary Conditions 4 (Non-food retail floorspace) and 13 (Operational hours for non-food retail) attached to planning permission 121708/FO/2018 to allow for the sale of food, drink and confectionary goods within Unit A2.
- Planning permission was granted to vary conditions 12 (delivery hours) and 13 (opening hours) attached to planning permission 121707/JO/2018 to allow deliveries to take place between 07:00 and 22:00 Monday to Saturday and 09:00 to 17:00 Sundays and the store to open 08:00 to 22:00 Monday to Saturday and 09:00 to 17:00 Sundays.
- Planning permission was granted to vary condition 4 of planning permission 124866/JO/2019 to allow mezzanine within unit A1 and part of ground floor of unit A2 to be used as gym and health and fitness gym,

Consultations

Local residents were notified however no responses were received.

Greater Manchester Police- Contacted regarding the new doors and recommended the doors are certified to either STS202 BR2, or LPS 1175 SR2.

Policies

National Planning Policy Framework (2021)

Chapter 2. Achieving sustainable development

The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

8. Achieving sustainable development means that the planning system has three overarching objectives - environmental, economic and social, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

Chapter 12. Achieving well-designed places

124. 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

131. In determining applications, great weight should be given to 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.

Local Development Framework Core Strategy Development Plan Document (Adopted 11 July 2012)

Policy SP1 identifies the City Council's Core Development Principles and states 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 DM 1 states that 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 and 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.

Policy C3 - North Manchester District Centres, Cheetham Hill and Harpurhey

There is capacity for approximately 1,000 square metres convenience and 4,000 square metres comparison retail growth in North Manchester up to 2027. -There could be small increases in retail provision in Cheetham Hill, but development for other uses which promote vitality during the daytime will be supported. New development should improve connections between the centre and the existing large foodstore. Development which brings a broader range of commercial and public uses to Cheetham Hill will be supported.

Unitary Development Plan Saved Policies

CC4- The council intends to enhance the character of Cheetham Hill Road, Bury New Road/Great Ducie Street, and the Metrolink line. A high standard of design will be expected from new developments in order restore the unity and particular character of the roads, and to improve the setting of listed and other important buildings. In addition, the Council will encourage the conservation and refurbishment of buildings of character and quality.

CC18- The Council will not normally permit expansion of retail uses in the area around Cheetham Hill Road/Queens Road/Elizabeth Street beyond the area shown on the Proposals Map (which generally incorporates sites already developed or where planning permissions have already been granted) but would permit appropriate redevelopment schemes within this area.

Policy E3.3 refers to the Council looking to upgrade the appearance of the city's major radial routes.

Principle

Planning permission 125490/JO/2019 was granted to allow mezzanine within A1 and part of ground floor of unit A2 to be utilised as health and fitness gym. This application is expanding off this previous approved application, seeking consent for the installation of new bi-folding grey doors situated along the newly created opening access points within the ground floor of Unit A2.

The new gym facility approved in 125490/JO/2019 has provided additional leisure-led offer at the retail park, complementing the sports fashion wears and goods available to the adjacent Sports Direct Unit and added longer term vitality to the retail park. This application is a continuation of this vitality whilst providing a secure and safe accessible entry point for all and, is therefore considered acceptable.

Issues

The proposal will not have an impact on residential amenity, however the impacts on visual amenity are relevant to this application.

Visual Amenity

It is not considered that the proposal would be overly dominant as it is only limited to a specific small area within one elevation along Unit A2 of the retail park. It is considered that the proposal would not form an incongruous feature within the street scene and would be in keeping with the character of the retail park, and would be an improvement to the existing doors. Additionally, the existing frame encompassing the proposal doors will be painted grey matching the doors. Therefore, this proposal complies with policies SP1 and DM1 of the Core Strategy.

Design and Appearance

Manchester Fort Retail Park fronts a main radial route to and from the City Centre and is a very focal, established and popular out of town Retail Park. The Fort has significant design features which help to identify and recognise the Retail Park and these are characterised throughout each of the retail units around the Fort in a consistent, uniformed and balanced approach.

In terms of existing layout and height of the proposed bi-folding doors this would remain the same, the main change is to the actual door specification. The proposed upgrade and quality of the bi-folding door is considered not only to improve the appearance of this access point along the retail park but also heightens the security measures for this particular unit. Additionally, the grey appearance of the doors and the frame appear more harmonious with the existing metallic cladding situated along the front elevation (128000/F0/2020), enhancing the appearance of this unit when viewed from the front elevation and in accordance with saved UDP policy E3.3, CC4 and Core Strategy Policy DM1.

Conclusion

The proposal is not considered to give rise to unacceptable impacts in terms of residential amenity or visual amenity of the area and unlikely to result in any material impact to the appearance and architectural rhythm, character, and fenestration of the ground floor. This proposal therefore accords with the principles of Core Strategy policies SP1 and DM1 and the NPPF.

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.

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:

-Site Location Plan drawing no: 105 stamped and received by the City Council as Local Planning Authority on 30 July 2021

-Existing drawings nos: 101 & 103 stamped and received by the City Council as Local Planning Authority on 30 July 2021

-Proposed drawings nos: 102 & 104 stamped and received by the City Council as Local Planning Authority on 30 July 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.