

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131464/NMC/2021

Date registered valid: 3 September 2021

Proposal: Non Material Change to planning permission ref: 130784/FO/2021 to allow the repositioning of doorway with associated roller shutter

Address: Manchester Institute Of Health And Performance , 299 Alan Turing Way, Manchester, M11 3BS

Ward(s): Clayton & Openshaw Ward

Applicant: Mr Ian Ford Nuffield Health 299, Alan Turing Way, Manchester, M11 3BS

Agent (if any): Mr David Hamer Bradshaw Gass and Hope LLP 21 Silverwell Street , Bolton, BL1 1PR

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation:

Date of recommendation: 16 September 2021

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

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

The two storey building is occupied by the Manchester Institute Of Health and Performance and fronts onto Alan Turing Way . The property has an enclosed car park along the southern elevation, with access from Wilson Street The southern boundary of the car park is screened by dense tree planting.

Planning History

110297/JO/2015/N2 - Variation of planning condition 2, 7,8,9 and 10 of planning permission 106026/MO/2014/N2 to allow elevational alterations to the building, reposition the fence line along the rear access road and Wilson Street along with alterations to utilities compound and cycle shelter including alterations to car parking layout. Approved 07.12.2015

130786/FO/2021 - Elevational alteration to include the incorporation of an additional doorway and associated roller shutter door to south elevation. Manchester Institute Of Health And Performance , 299 Alan Turing Way.

Approved 05.08.2021

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The proposal forms part of 'Beswick Hub' a regeneration scheme which led to the creation of a new college, leisure centre, retail floorspace and the premises which are the subject of this planning application, the sports research institute.

The wider area is mixed in character and comprises two storey residential properties located along Wilson Street to the south and the buildings and structures associated with the Manchester City Football Club Academy complex to the north. To the immediate north of the site is Connell College.

Previously approved development

Consent was sought for an elevational alteration involving the incorporation of an additional doorway and associated roller shutter door to south elevation to the eastern end of the building . The proposed door was to be 4m in width and 5m in height , and the roller shutter would be polyester colour coated in RAL 7006 (silver) to match the existing cladding on the southern elevation.

The shutter box would be located within the existing building.

The existing 72 space parking facility would be retained.

Description of development

Consent is sought to reposition the previously approved roller shutter door with associated roller shutter on the southern elevation to a central point in the façade , rather than the previously approved location towards the eastern end of the building (formerly located 3.69m from eastern end of the building , and would now be 24.6m from the eastern end of the building) .

The proposed door would be the same size and colour that was previously approved , with the shutter box located within the existing building.

The existing 72 space parking facility would be retained.

Consultations & Notification Responses

Not applicable.

Issues

Policy Context

These include policies SP1, EC7, EN1, and DM1 of the Core Strategy, saved UDP policy DC26, and the guidance provided within the National Planning Policy Framework ,NPPG, the Guide to Development in Manchester Supplementary Planning Document, East Manchester Strategic Regeneration Framework, and Eastlands Regeneration Framework.

Non material change

The proposed amendments have been assessed, and it can be confirmed that the change is considered to be of a non-material nature and are considered to be acceptable to the City Council as the Local Planning Authority. The revisions to the approved scheme relate to the location of the roller shutter door on the southern elevation of the building in a central location within the southern façade of the building. No changes are proposed to the size, and colouration of the proposed door, and the proposed location of the door would be no closer to the residential properties on Wilson Street , than the previously approved location.

It is considered that the proposed revision would not have a detrimental impact in terms of the visual appearance, and amenity of the adjoining residential properties.

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

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

Paragraph One

The proposed amendment relates to the repositioning the previously approved doorway with associated roller shutter on the southern elevation to a central point in that façade.

Paragraph Two

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will have no significant material impact upon the visual amenity of the buildings or on the amenity of any nearby properties.

Condition no.2 – Specified Plans

The development hereby approved shall be carried out in accordance with the following drawings and documents:

Plan ref: 2024.31.201 rev.P2 (Location Plan); and 2024.31.301 rev.P1 (Proposed roller shutter on GF plan); received 29th June 2021.

Plan ref: 2024:31:401 rev.P2 (Existing and proposed south elevation) received 14th July 2021; Content of email from planning agent dated 2nd August 2021 regarding acoustic specification of the proposed door and confirming that the internal equipment (wind tunnel) will not operate with the roller shutter open.

Noise Impact Assessment Report No. P21-091-R01v 2 May 2021 received 2nd August 2021

As amended by 2024.31.301 rev.P2 (Proposed roller shutter on GF plan); and 2024:31:401 rev.P3 (Existing and proposed south elevation) received 23rd August 2021.

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 (2012).

Appendix 1 – List of consultees & neighbours notified

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 High Risk - Name: DEVELOPMENT_HIGH_RISK_AREA
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH2