

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129681/FO/2021

Date registered valid: 11 March 2021

Proposal: Retrospective application for the erection of Electricity North West substation, CT metering unit & a private substation

Address: Land Off Brightside Road, Manchester, M8 5XJ

Ward(s): Crumpsall Ward

Applicant: Mr Nic Evers Salford Van Hire Ltd, 43 Sherbourne Street, Manchester, M3 1EJ

Agent (if any): Mr Andrew Thompson Fletcher-Rae, 5 Jordan Street, Manchester, M15 4PY

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 6 July 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 12 April 2021

Standard consultations:

Printed: 22 March 2021 Expired: 12 April 2021

Neighbour notifications

Printed: 22 March 2021 Expired: 12 April 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

The application site relates to an area of hard-standing just to the west of an internal access road serving North Manchester Business Park. The wider site is also known as the former Old Blackley Works and is allocated for employment purposes, relating to a former chemical works.

The site has outline planning permission for development comprising the erection of a commercial vehicle MOT and maintenance facility and provision of associated vehicle storage area with all matters to be considered, together with an outline application with all matters reserved except for means of access for up to 8,537m² of employment uses (B1/B2/B8).

The MOT maintenance facility to be operated by Salford Van Hire is presently under construction and relates to the eastern half of the wider site.

The western half of the site where the proposed sub-station is proposed to be located is currently subject to a reserved matters application for the approval of appearance, layout, scale and landscaping for two storey industrial units (use classes B1 and B2) and office space (use class E(g)(i)) totalling 91,892 sqft (8,537 sqm) of floorspace – Ref: 129512/MO/2021.

The site is presently occupied by a large number of parked HGVs associated with the eastern part of the site under construction and following temporary approval for vehicle storage.

Access to the site is achieved via an access spur off a roundabout along Brightside Road.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The site bounded by an industrial estate to the north and residential dwellings and a waste paper recycling centre to the south. The eastern boundary is flanked by the River Irk, with residential properties beyond. To the west, the site is adjoined by North Manchester General Hospital, which due to the topography of the land, is located at a significantly higher level than the site, with a swathe of steeply sloped vegetation in-between

The wider area surrounding the site is largely residential in character, interspersed by small and medium scale employment/commercial uses and areas of open space.

Description of development

Planning permission is sought for the erection of an Electricity North West substation, CT metering unit & a private substation to be used in connection with the business park.

The proposed sub-station is single storey structure divided into two elements for the different operators proposed. The building is set upon a concrete paved area and due to the site topography and embankment, is accessed via a series of steps with associated railing. Access is achieved via doors to the western elevation. The building incorporates a slight dual pitch to the roof and is to be encased with GRP shrouding coloured racing green.

A short distance to the south of the sub-station is an equipment cabinet to form an associated metering unit, to be of the same external material and colouration as the sub-station.

Since submission of the application, the applicant has confirmed that the development has been implemented. The application description has been changed to that of a retrospective application accordingly.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Environmental Health – A condition is recommended relating to the acoustic insulation of external equipment.

Greater Manchester Police (Design for Security) – It is recommended that the sub-station be of robust construction and that no valuable are left over night. It is advised that CCTV coverage should be reviewed to ensure the sub-station is covered.

Highway Services - It is understood that the proposals would not have an impact on the approved pedestrian/vehicular access, parking, circulation or the external highway network.

Whilst Highways have no objections, given that the equipment will be located on private land, permissions will be required from the landowner.

It is understood that the proposals would require a minimal level of routine servicing/maintenance which would require maintenance vehicles to be parked on site accessed via Brightside Road.

Flood Risk Management – A condition was originally advised with respect to surface water drainage and flood risk preventative measures.

Following the receipt of a Flood Risk Statement, it has been advised that the drainage details contained with the submitted statement can be approved.

Environment Agency – No objection. Following further information submitted in relation to flood compensation modelling, it is confirmed that the evidence presented appears to be satisfactory. The substation position/level would only impact flood storage above the 45.91m AOD contour and the results presented indicate a betterment at this level.

Policy

The following policy and guidance is considered relevant to the consideration of this application.

- Saved policy DC26 of the UDP;
- Policies DM1, SP1, EN17, EN7, EN14 and EN17 of the Core Strategy;
- National Planning Policy Framework (NPPF);

Issues

Principle

The principle of the development is considered acceptable. The site has an industrial allocated and the use is required in connection with the function of existing and proposed uses within the business park.

Policies EN7 of the Core Strategy is broadly supportive of energy infrastructure where it is considered to be of an appropriate design, whilst policy EC1 seeks to allow improvements to existing employment sites.

Issues surrounding site specific planning issues are outlined below.

Residential and Visual Amenity

Given the scale and design of the proposed sub-station, the distance between the proposed installation and the nearest residential properties, together with the site context, intervening industrial uses both existing and proposed, as existing boundary treatment, the impact to visual amenity and the character of the area is considered negligible.

The proposed use is considered to not anticipated to produce any undue noise, However, as a safeguard, a condition has been included requiring details of acoustic insulation and post completion testing to ensure there is no undue noise break-out beyond the Council's required standards.

Drainage and Flood Risk

The site is situated in Flood Zone 3- and at a high risk of flooding.

Due to past flood events at the site and the proximity of the River Irk which flanks the eastern boundary of the wider business park site, new developments, in line with policy EN17 of the Core Strategy, are expected to be designed in such a way so not to increase the potential for flooding and should include appropriate drainage.

The Environment Agency have been involved with negotiations and consider that based on the submitted information, the loss in flood compensation when compared to the baseline would be nil.

The substation position/level would only impact flood storage above the 45.91m AOD contour and the provided results indicate a significant betterment at this level.

The Council's Flood Risk Management team originally requested further details regarding flood risk. Subsequently, the applicant submitted a Flood Risk Statement for which the drainage details provided considered satisfactory.

The statement notes that the risk of pluvial flooding to the substation is negligible due to the substation's level and the newly installed site wide drainage, as part of the wider redevelopment of the site. No additional flood compensation is required as a result of the relocated substation. Runoff from the proposed substation will drain into the adjacent infrastructure which has been provided under the planning permission relating to the wider site.

On this basis, the drainage of the site and the impact to flood risk is considered acceptable.

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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

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

1) The development hereby approved shall only be constructed with the external materials detailed by e-mail with attached photograph received by the City Council as Local Planning Authority by e-mail from Fletcher Rae on 7 May 2021. Namely, GRP, British Racing Green.

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 policy DM1 of the Manchester Core Strategy (2012).

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

Drawings numbered 14043-PL300, 14043-PL301, 14043-PL302 and 14043-PL303 received by the City Council as Local Planning Authority on 11 March 2021 and drawings numbered ES352-A2-02/02G, AM-MS-001 and Type M Metering Enclosure drawing, received by the City Council as Local Planning Authority on 7 May 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) Any externally mounted ancillary plant or equipment shall be selected and/or acoustically insulated in accordance with a scheme designed so as to achieve a rating noise level of 5dB (LAeq) below the existing background (LA90) at the nearest noise sensitive location. Details of the scheme should be submitted to and approved in writing by the City Council as Local Planning Authority within one month of planning permission, in order to secure a reduction in the level of noise emanating from the site prior to installation of any plant. A verification report shall be submitted and approved in writing in order to validate the works undertaken conform to the requirements within the 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, in order to safeguard the amenities of existing and future occupiers of nearby residential and business accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
Environment Agency

23 Hawkins Close, Manchester, M9 8QL
25 Hawkins Close, Manchester, M9 8QL
21 Hawkins Close, Manchester, M9 8QL
19 Hawkins Close, Manchester, M9 8QL
17 Hawkins Close, Manchester, M9 8QL
15 Hawkins Close, Manchester, M9 8QL
11 Hawkins Close, Manchester, M9 8QL
9 Hawkins Close, Manchester, M9 8QL
3 Hawkins Close, Manchester, M9 8QL
26 Longshaw Close, Manchester, M8 5XL
25 Longshaw Close, Manchester, M8 5XL
24 Longshaw Close, Manchester, M8 5XL
23 Longshaw Close, Manchester, M8 5XL
22 Longshaw Close, Manchester, M8 5XL
10 Brightside Road, Manchester, M8 5XJ
2 Brightside Road, Manchester, M8 5XJ
3 Brightside Road, Manchester, M8 5XJ
8 Brightside Road, Manchester, M8 5XJ
4 Brightside Road, Manchester, M8 5XJ
6 Brightside Road, Manchester, M8 5XJ
18 Longshaw Close, Manchester, M8 5XL
16 Longshaw Close, Manchester, M8 5XL
14 Longshaw Close, Manchester, M8 5XL
21 Longshaw Close, Manchester, M8 5XL
19 Longshaw Close, Manchester, M8 5XL
17 Longshaw Close, Manchester, M8 5XL
15 Longshaw Close, Manchester, M8 5XL
20 Longshaw Close, Manchester, M8 5XL
7 Hawkins Close, Manchester, M9 8QL
5 Hawkins Close, Manchester, M9 8QL
Flat 17, 1 Hawkins Close, Manchester, M9 8QH
Flat 16, 1 Hawkins Close, Manchester, M9 8QH
Flat 15, 1 Hawkins Close, Manchester, M9 8QH
Flat 14, 1 Hawkins Close, Manchester, M9 8QH
Flat 12, 1 Hawkins Close, Manchester, M9 8QH
Flat 11, 1 Hawkins Close, Manchester, M9 8QH
Flat 10, 1 Hawkins Close, Manchester, M9 8QH
Flat 9, 1 Hawkins Close, Manchester, M9 8QH
Flat 8, 1 Hawkins Close, Manchester, M9 8QH
Flat 7, 1 Hawkins Close, Manchester, M9 8QH
Flat 6, 1 Hawkins Close, Manchester, M9 8QH
Flat 5, 1 Hawkins Close, Manchester, M9 8QH
Flat 4, 1 Hawkins Close, Manchester, M9 8QH
Flat 3, 1 Hawkins Close, Manchester, M9 8QH
Flat 2, 1 Hawkins Close, Manchester, M9 8QH
Flat 1, 1 Hawkins Close, Manchester, M9 8QH

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 - Not Affected

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 3 (high risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: NORTH1