

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130784/FO/2021

Date registered valid: 29 June 2021

Proposal: Elevational alteration to include the incorporation of an additional doorway and associated roller shutter door to south elevation

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: Approve

Date of recommendation: 5 August 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 6 July 2021 Expired: 27 July 2021

Neighbour notifications

Printed: 6 July 2021 Expired: 27 July 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 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

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.

Description of development

Consent is 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 would 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.

Consultations & Notification Responses

Local residents/local businesses - No comments received .

Environmental Health - 22.07. 2021 - Requested further information regarding the times the roller shutter door would operate due to the potential for noise to affect nearby residents, and if the applicant had any noise specifications for the proposed door .

03.08.2021 - Advised they accept the Hepworth Acoustics (ref: P21-091-R01v2, date: May 2021) assessment of the wind tunnel noise impacts, and their recommendations regarding the proposed roller shutter door and fire escape doors. They also understand that the wind tunnel will not operate with the roller shutter open.

They therefore recommend the following condition, with part a relevant to the agreed report be attached to any approval.

a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. 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 occupation 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 consultant's report. The report shall also undertake post completion testing to confirm that acceptable 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 safeguard the amenities of the occupiers of the building and occupiers of nearby properties.

Highway Services - Highways have no objections regarding the elevational alterations and additional doorway with roller shutter to the south elevation. It is understood that the proposals would not have an impact on the approved pedestrian/vehicular access, parking, circulation or the external highway network.

Issues

Policy

The National Planning Policy Framework (July 2021)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, 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):

a) an economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Notwithstanding the requirements within the National Planning Policy Framework, an assessment of the impact of the proposal needs to be considered within the context of other documents as outlined below:

Manchester Core Strategy (2012)

Relevant Policies SP1, EC7, EN1, and DM1

Unitary Development Plan for the City of Manchester (1995)

Saved policy DC26

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007)

In the City of Manchester, the relevant design tool is the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance. The Guide states the importance of creating a sense of place, high quality designs, and respecting the character and context of an area. The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance provides a framework for all development in the City and requires that the design of new development incorporates a cohesive relationship with the street scene, aids natural surveillance through the demarcation of public and private spaces and the retention of strong building lines and appropriate elevational detailing and strong design particularly to corner plots.

The proposal is considered to have been designed to reflect the sites context and take account of the surrounding area and the quality of elevational detailing, and therefore accord with the principles of the Guide to Development SPD.

East Manchester Strategic Regeneration Framework 2008 -2018

The East Manchester Strategic Regeneration Framework (SRF) was revised in November 2007. It identifies the progress made in East Manchester since 2001 but also sets out the strategic direction for the next 10 years in order to continue the holistic regeneration of the area.

The SRF identifies a number of priorities in Beswick including south of the new Academy the creation of a high-quality landscaped east/west street to improve connections with the Openshaw neighbourhood; and, environmental improvements should continue to be made along Alan Turing Way. These improvements should be aimed at improving the pedestrian environment, increasing the ease with which pedestrians can cross at junctions and greening the corridors over the long term.

The SRF identifies the Alan Turing Way road frontage as being suitable for high-quality commercial/mixed use development, displaying a strong and positive presence along the corridor.

Eastlands Regeneration Framework (July 2011)

This document is intended to supplement the 2008/2018 East Manchester Strategic Regeneration Framework, particularly in relation to Eastlands and its immediate environs. Following consultation, the revised final version of this document was considered for endorsement by Manchester City Council as a material consideration for development control purposes.

It represents guidance for the next generation of private and public investment that will realise the following overall ambitions for Eastlands and the wider East Manchester area:

- To confirm and expand the area's role as a national and international destination.
- To strengthen the area's focus on sports and recreation.
- To increase community access to sports facilities.
- To develop the area's accompanying leisure and entertainment provision.
- To build on opportunities presented by the opening of Metrolink in 2012 and its further expansion across the conurbation that will expand the local catchment area and linkages to employment.
- To strengthen the pedestrian and cycle connections of the area with the rest of the city.
- To undertake the regeneration in a way that supports Manchester's Green City programme.
- Deliver improved social and economic outcomes.

The Regeneration Framework identifies the creation of a new hub of community and sport facilities centred on the Grey Mare Lane/Bell Crescent junction, extending eastwards onto the lands on the south west. The Framework states in bringing forward new facilities consideration will be given to providing an improved pedestrian experience and minimising the impacts of through traffic along Grey Mare Lane.

Elevational alterations

This application seeks to make a modification to the southern elevation by the incorporation of a roller shutter access, which would be 4m in width and 5m in height. 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 changes are not considered to be significant in nature and would not materially affect the appearance of the building.

Overall the changes are considered to be acceptable and will enhance the operations at the development.

Noise

Following the request by Environmental Health officers for further information regarding the potential for noise to be generated by the raising and lowering of the proposed roller shutter door, and the use of the premises, a Noise Impact Assessment carried out in May 2021 by Hepworth Acoustics was submitted for consideration. The report includes the existing background noise levels, provides information of the noise output of the equipment installed within the building, and makes an assessment of the effect on local sensitive receptors and any required noise attenuation requirements.

In particular the report recommends, that the new roller shutter door be built of a well-sealed composite construction with a minimum airborne sound insulation performance of 19 dB Rw and specified so as to minimise any wind-induced noise (i.e. from the wind tunnel) to avoid any rattling noise that might otherwise be generated. It is therefore recommended that a condition is attached to any approval to ensure that the development is implemented in accordance with the recommendations in the submitted report. The nearest dwellings are a row of terraced houses immediately opposite the MIHP on Wilson Street. These dwellings are approximately 33m from the Wilson Street elevation of the performance capture hall.

The planning agent has also confirmed that the that the internal equipment (wind tunnel) would not operate with the roller shutter open since this opening prevents a laminar airflow around the space disrupting all of the wind tunnel commissioning base line data for wind tunnel testing. The wind tunnel can only be operated in sealed space as a closed system. The shutter will be linked to an alarm within the tunnel because the tunnel will not perform correctly if the shutter is open.

The planning agent has also confirmed that the roller shutter door itself is to be used for deliveries and maintenance access and repair.

It is however, recommended that a condition to ensure the roller shutter would be closed when the wind tunnel is in use be attached to any approval.

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. The original submission raised initial concerns regarding the potential for noise , and the materials forming the proposed roller shutter door, and following the receipt of further information these matters has been satisfactorily resolved and the appropriate conditions have been attached. The proposal is considered to be acceptable and has therefore been determined in a timely manner.

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:

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

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).

3) The materials used to form the roller shutter door hereby approved shall match those of the adjoining existing south elevation building in terms of type, colour, and texture.

Reason - To ensure that the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the roller shutter door, pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of the Manchester Core Strategy(2012).

4) The roller shutter access hereby approved shall not be open when the internal equipment in the building (wind tunnel) is in operation .

Reason - To safeguard the residential amenity of nearby residents, pursuant to policies DM1 of the Manchester Core Strategy (2021) , and saved UDP policy DC26.

5) a))The proposed roller shutter door shall treated to limit the break out of noise in accordance with measures in Hepworth Acoustics (ref: P21-091-R01v2, date: May 2021). The measures in regard to the proposed roller shutter door shall be implemented in full.

b) Within 2 months of the installation of the roller shutter door, 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 consultant's report. The report shall also undertake post completion testing to confirm that acceptable 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 together with a timeframe for those further measures to be fully implemented and retained thereafter.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties pursuant to policies DM1 of the Manchester Core Strategy (2021) , and saved UDP policy DC26.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

27 Goole Street, Manchester, M11 2AU
58 Wilson Street, Beswick, Manchester, M11 2AZ
41 Goole Street, Manchester, M11 2AU
37 Goole Street, Manchester, M11 2AU
29 Goole Street, Manchester, M11 2AU
31 Goole Street, Manchester, M11 2AU
70 Wilson Street, Beswick, Manchester, M11 2AZ
44 Wilson Street, Beswick, Manchester, M11 2AZ
64 Wilson Street, Beswick, Manchester, M11 2AZ
62 Wilson Street, Beswick, Manchester, M11 2AZ
60 Wilson Street, Beswick, Manchester, M11 2AZ
56 Wilson Street, Beswick, Manchester, M11 2AZ
54 Wilson Street, Beswick, Manchester, M11 2AZ
52 Wilson Street, Beswick, Manchester, M11 2AZ
46 Wilson Street, Beswick, Manchester, M11 2AZ
48 Wilson Street, Beswick, Manchester, M11 2AZ
Connell Sixth Form College, 301 Alan Turing Way, Manchester, M11 3BS
66 Wilson Street, Beswick, Manchester, M11 2AZ
39 Goole Street, Manchester, M11 2AU
68 Wilson Street, Beswick, Manchester, M11 2AZ
50 Wilson Street, Beswick, Manchester, M11 2AZ
35 Goole Street, Manchester, M11 2AU
33 Goole Street, Manchester, M11 2AU

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