

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130376/VO/2021
Date registered valid: 13 May 2021
Proposal: CITY COUNCIL DEVELOPMENT Elevation alterations including recladding of upper levels
Address: Sports Development Centre , Denmark Road, Manchester, M15 6FG
Ward(s): Ardwick Ward

Applicant: Mr Robert Hutchinson Manchester City Council Capital Programmes And Procurement, PO Box 532, Manchester, M2 5HD
Agent (if any):
Case officer: David Lawless
Tel: 0161 234 4543
Email: david.lawless@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 2/7/21

Application details

Type of application: Regulation 3 Consent

Development type: Minor Other

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 27 May 2021 Expired: 17 June 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

Denmark Road Sports Centre is located at the junction of Denmark Road and Lloyd Street North and consists of a 2 storey building, a car park (accessed off Cecil Street) and three outside sport pitches. The neighbourhood consist of residential properties, educational and office buildings.

Listed building: no

Conservation area: no

Tree Preservation Order: no

Description of development

The applicant is proposing to re-clad the building and undertake associated elevational alterations.

Consultations & Notification Responses

Local Residents – no comments received.

Policies

The National Planning Policy Framework (February 2019) – The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development which for decision-taking this means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

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 specific issues, the most relevant of which in this instance are:

- 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.

Issues

Principle of the Proposal – The principle of the development is considered acceptable. Notwithstanding this, consideration must be given to the potential impact upon existing levels of residential and visual amenity enjoyed within the vicinity of the site.

Design – The design of the proposed cladding and elevational alterations is considered acceptable and compatible with the existing property.

Residential and Visual Amenity – The proposal would not have a detrimental impact upon the levels of residential and visual amenity currently enjoyed within the vicinity of the site.

Pedestrian and Highway Safety – The proposal will not have a detrimental impact upon the levels of pedestrian and highway safety enjoyed within the vicinity of the site.

Car Parking – The proposal would not impact on the existing off-street car parking provision.

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 stamped as received on 13 May 2021:

- a) Drawing nos. E0010 to E0011
- b) Drawing nos. 001 to 003
- c) Drawing no. 0001_S2
- d) Drawing nos. TC01 TO TC07

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) The development hereby approved shall be constructed and thereafter maintained, using the materials detailed in the approved drawings listed in condition no. 2.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Flat 50, 99 Denmark Road, Manchester, M15 6AZ
Flat 51, 99 Denmark Road, Manchester, M15 6AZ
Flat 52, 99 Denmark Road, Manchester, M15 6AZ
Flat 53, 99 Denmark Road, Manchester, M15 6AZ
Flat 54, 99 Denmark Road, Manchester, M15 6AZ
Flat 55, 99 Denmark Road, Manchester, M15 6AZ
Flat 56, 99 Denmark Road, Manchester, M15 6AZ
Flat 57, 99 Denmark Road, Manchester, M15 6AZ
Flat 58, 99 Denmark Road, Manchester, M15 6AZ
Flat 59, 99 Denmark Road, Manchester, M15 6AZ
Flat 60, 99 Denmark Road, Manchester, M15 6AZ
Flat 61, 99 Denmark Road, Manchester, M15 6AZ
Flat 62, 99 Denmark Road, Manchester, M15 6AZ
Flat 63, 99 Denmark Road, Manchester, M15 6AZ
Flat 64, 99 Denmark Road, Manchester, M15 6AZ
Flat 65, 99 Denmark Road, Manchester, M15 6AZ
Flat 66, 99 Denmark Road, Manchester, M15 6AZ
Flat 67, 99 Denmark Road, Manchester, M15 6AZ
Flat 68, 99 Denmark Road, Manchester, M15 6AZ
Flat 69, 99 Denmark Road, Manchester, M15 6AZ

Flat 70, 99 Denmark Road, Manchester, M15 6AZ
Flat 71, 99 Denmark Road, Manchester, M15 6AZ
Flat 72, 99 Denmark Road, Manchester, M15 6AZ
Flat 73, 99 Denmark Road, Manchester, M15 6AZ
Flat 74, 99 Denmark Road, Manchester, M15 6AZ
Flat 75, 99 Denmark Road, Manchester, M15 6AZ
Flat 76, 99 Denmark Road, Manchester, M15 6AZ
Flat 77, 99 Denmark Road, Manchester, M15 6AZ
Flat 78, 99 Denmark Road, Manchester, M15 6AZ
Flat 79, 99 Denmark Road, Manchester, M15 6AZ
Flat 80, 99 Denmark Road, Manchester, M15 6AZ
Flat 81, 99 Denmark Road, Manchester, M15 6AZ
Flat 82, 99 Denmark Road, Manchester, M15 6AZ
Flat 83, 99 Denmark Road, Manchester, M15 6AZ
Flat 84, 99 Denmark Road, Manchester, M15 6AZ
Flat 85, 99 Denmark Road, Manchester, M15 6AZ
Flat 86, 99 Denmark Road, Manchester, M15 6AZ
Flat 87, 99 Denmark Road, Manchester, M15 6AZ
Flat 88, 99 Denmark Road, Manchester, M15 6AZ
Flat 89, 99 Denmark Road, Manchester, M15 6AZ
Flat 90, 99 Denmark Road, Manchester, M15 6AZ
Flat 91, 99 Denmark Road, Manchester, M15 6AZ
Flat 92, 99 Denmark Road, Manchester, M15 6AZ
Flat 93, 99 Denmark Road, Manchester, M15 6AZ
Flat 94, 99 Denmark Road, Manchester, M15 6AZ
Flat 95, 99 Denmark Road, Manchester, M15 6AZ
Unit 2A, Skelton House, Lloyd Street North, Manchester, M15 6SH
Unit 3A, Skelton House, Lloyd Street North, Manchester, M15 4SH
QIAGEN LIMITED, Unit 2B, Skelton House, Lloyd Street North, Manchester, M15 6SH
Unit 1A, Skelton House, Lloyd Street North, Manchester, M15 6SH
Unit 3, Skelton House, Lloyd Street North, Manchester, M15 6SH
Unit 2, Skelton House, Lloyd Street North, Manchester, M15 6SH
Unit 1, Skelton House, Lloyd Street North, Manchester, M15 6SH
27 Cecil Street, Manchester, M15 6GD
19 Cecil Street, Manchester, M15 6GD
Webster Primary School, Denmark Road, Manchester, M15 6JU
23 Hawsworth Close, Manchester, M15 6GF
21 Hawsworth Close, Manchester, M15 6GF
19 Hawsworth Close, Manchester, M15 6GF
17 Hawsworth Close, Manchester, M15 6GF
15 Hawsworth Close, Manchester, M15 6GF
13 Hawsworth Close, Manchester, M15 6GF
11 Hawsworth Close, Manchester, M15 6GF
9 Hawsworth Close, Manchester, M15 6GF
7 Hawsworth Close, Manchester, M15 6GF
5 Hawsworth Close, Manchester, M15 6GF
3 Hawsworth Close, Manchester, M15 6GF
1 Hawsworth Close, Manchester, M15 6GF
25 Cecil Street, Manchester, M15 6GD
23 Cecil Street, Manchester, M15 6GD
21 Cecil Street, Manchester, M15 6GD
17 Cecil Street, Manchester, M15 6GD
15 Cecil Street, Manchester, M15 6GD
13 Cecil Street, Manchester, M15 6GD

11 Cecil Street, Manchester, M15 6GD

9 Cecil Street, Manchester, M15 6GD

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 Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Flood Zones Type 2 (low to medium risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH