MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	129443/FO/2021
Date registered valid:	17 February 2021
Proposal:	Replacement of double door with revolving entrance door and access door
Address:	Virgin Media Concord Business Park , Threapwood Road, Manchester, M22 0EY
Ward(s):	Woodhouse Park Ward
Applicant:	Mr Jack Cottrell, C/o Virgin Media Concord House, Threapwood Road, Manchester, ME22 0EY
Agent (if any):	Mr Jack Cottrell, CHQ Architects Ltd, 44 Whitehorse Street, Baldock, SG7 6QQ
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 7th May 2021



Application details

Type of application:	Full Application Consent
Development type:	Minor Other
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	No neighbour notifications have been printed and sent.
Site notice	Posted: 15.04.21 Expired: 06.05.21
Press advert	No press advert had been published
Departure from Development Plan:	No
Environmental Statement:	Not required

Description of site/building/area

The site currently occupied by Virgin Media on Concord Business Park is located just off Simons Way and adjacent to Peel Hall tram station in Wythenshawe, Manchester. The building is a part 2/part 3 office complex with car parking spaces located to the west and south. The nearest dwelling houses, on Hatchett Road, are located approximately 85 metres to the southwest.

Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of development

The applicant is seeking the replacement of double door with revolving entrance door and access door.

Consultations & Notification Responses

Local residents/public opinion – No comments, objections or representations in support of the application have been received.

Policy and Issues

Manchester Core Strategy - The Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11 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.

For the above reasons, the proposal is considered to be acceptable and consistent with policy DM1 and SP1 of the Core Strategy.

Residential Amenity

The applicant proposes the removal of an existing entrance comprising fixed double doors and replacing with them with revolving doors and an access door to the south side of the site facing the car park. The doors would be full height glazing proposed with the creation of an additional access entrance to the right of the revolving doors which are considered to be acceptable. It is considered that the works would not adversely affect the appearance of the building or visual amenity within the area.

Given the distance between the nearest dwellings and the site of the proposed changes, it is not considered that the proposal will have a detrimental impact upon the existing levels of residential amenity enjoyed by the occupants of those properties.

Access

The new entrances located within the south entrance of the site would face the existing car parking area. The additional creation of an entrance would comprise a push pad operated DDA compliant disabled access door and would be fully accessible and useable by disabled persons.

Conclusion

Overall the City Council considers that the proposal complies with policies SP1 and DM1 of the Core Strategy.

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 polices 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

Positive and proactive working - 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. No significant problems have arisen during the consideration of this 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:

Received on the 17th February 2021 numbered 15998-CHQ-ZZZ-GF-DR-PL02 Proposed Plans and Elevations

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 materials to be used on the external surfaces hereby permitted shall match those as specified on the application form/drawings in type, size, colour and texture.

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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

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 - Within Outer Area
Airport Noise Index Zone - Noise and Nuisance Index - 40-49
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH