

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129570/FO/2021
Date registered valid: 2 March 2021
Proposal: Erection of side and rear extensions with changes to front elevation
Address: Spectrum House, Floats Road, Manchester, M23 9LJ
Ward(s): Brooklands Ward

Applicant: Mr M Denton, Spectrum House, Floats Road, Manchester, M23 9LJ
Agent (if any): Mr Peter Dunn, Taurus Design Services, Bold Business Centre, Bold Lane, St.Helens, WA9 4TX
Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 22 April 2021



Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: None due to Covid-19 restrictions

Standard consultations:

Printed: 3 March 2021 Expired: 24 March 2021

Neighbour notifications

Printed: 3 March 2021 Expired: 24 March 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 is a part single, part 1.5-storey steel profile, red brick and render industrial building situated on the eastern side of Floats Road in the Roundthorn Industrial Estate. The Estate lies 380 metres west of Southmoor Road in the Brooklands ward.

The building has an ad hoc appearance with a rendered single storey projecting frontage which houses the entrance. This ties in with a 1.5 storey red brick parapet wall which hides a profiled steel sawtooth roof which covers the building. Behind the entrance is a 1.5 storey steel profiled wall which extends along the northern elevation. The south elevation is single storey with red brick elevations.

In front of the building is a tarmac forecourt providing parking for up to 10no. cars, and a small amenity curtilage to the sides and rear which provide space for Euro bins. A cycle store is located at the rear of the building which is a recent installation.

There is a ramped loading area towards the north side of the front elevation and double Palisade vehicular gates and perimeter fencing on the southern boundary.

The site is currently in use as a manufacturing, warehouse and office facility for a picture framing manufacturer and distributor.

The front curtilage is bounded by a low brick wall.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is designated within the Unitary Development Plan as employment land, mostly comprised of similar B2-B8 land uses with occasional B1 office space. West of Southmoor Road which is served by the Metrolink tram network, the area is characterised by inter-war housing within the wider Wythenshawe 'garden village' setting.

It is located roughly between Wythenshawe Hospital 360 metres to the south, and the Southmoor Industrial estate, Manchester Health Academy and Brookway Retail Park to the north. Wythenshawe Town Centre is located approximately 1.5 miles to the east and Manchester Airport is 1.6 miles to the south.

The site is well-served by road networks with easy access to the M56 and M60 motorways which connect to the wider regional motorway network.

Description of development

The application is for the erection of side and rear extensions with changes to the front elevation.

An additional 214m² of floorspace and 8no. new jobs will be created on any approval of the application. The level of parking provision and waste management arrangements remain unchanged.

Consultations & Notification Responses

Neighbour notifications – No comments received.

Environmental Health – No objections or comments to make.

Issues

Core Strategy

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.

The following specific policies are relevant to the proposal:

Policy SP1- Spatial Principles

Policy SP1 states under Core Development Principles, that 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;
- making a positive contribution to the health, safety and wellbeing of residents;
- considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income;
- protect and enhance the built and natural environment.

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible; and

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM1 - Development Management

This policy follows the principles advocated in the aforementioned policies and informs that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

- 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 and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.
- Developers will be required to demonstrate that new development incorporates sustainable construction techniques.

EC10 - Employment and Economic Development

This policy advocates support for development involving economic development and job creation particularly within existing industrial areas such as the Roundthorn Industrial Estate. For reasons outlined below, it is considered the proposal accords with the above policies.

Principle

The proposed alterations aim to support the business expansion with 214m² of additional warehousing and factory floorspace together with new staff toilets. Eight new jobs will be created. The building will remain in a B1 use and is compliant with the overarching Core Strategy policy EC10 which supports job creation in Wythenshawe, particularly within existing industrial areas.

The application returned no objections and is acceptable principle subject to satisfactory impacts on visual amenity.

Visual Amenity

The extensions are designed to respond to the need to increase factory and warehouse floorspace as well as provide new staff toilets. They are confined to the south and eastern elevations giving a width of 3.38 metres to the front elevation and extending across the rear for 16.7 metres. The side extension extends for 47.4 metres along the south elevation and the internal eaves height will be 4.8 metres.

The extension will be constructed of a steel portal frame with low level blockwork with external walls clad in trapezoidal metal sheet cladding, the colour of which is to be agreed on submission of materials samples.

The alterations proposed across the front and side elevations will extend the metal sheet cladding to just below the height of the existing red brick parapet at the front entrance. This itself

will be clad in the same sheet metal which will hide the sawtooth roof. On completion, the original roof will only be visible from within the rear curtilage.

Large areas of steel cladding will be punctuated on the front elevation by two sets of windows either side of a new full-height central glazed entrance which gives it greater prominence and a more welcoming appearance.

Overall, the alterations will simplify and modernise the building and will create a more cohesive and legible front elevation which presently has an ad hoc, disjointed appearance with an indistinctive front entrance. It will also give the building a less industrial appearance and will complement a recent trend in the industrial estate of similar buildings being streamlined and decluttered, eg: the Duerr's building immediately north, and Stiltz building and Griffin House nearby. Any approval of the proposed development will respond positively to these modernised buildings to the benefit of the street scene.

Other matters

Parking

As noted above, 8no. new jobs will be created but no new parking spaces are being introduced. The level of job creation is relatively small and not significant enough to impact detrimentally on parking demand.

Additionally, the business has recently provided cycle storage facilities which could indicate the localised nature of a percentage of the workforce who will use alternatives to the car to travel to work which will also lessen the demand for additional parking.

Utilities

The local utilities provider, Cadent Gas, has identified low or medium pressure gas pipes and associated equipment in the area of the application site. Guidance on the applicant's responsibilities has been provided and is appended in the Informative section at the end of this report.

For the above reasons, the proposal is acceptable against the current planning regulatory framework including policies EC10, SP1, DM1 and T2 of the Manchester 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 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 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

The local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in this delegated report. The consultation process returned no objections or conditions on approval.

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 with dates received:

Application Form 02 Mar 2021

Drawing - Location Plan 02 Mar 2021 TDS-214/SLP

Drawing - Site Plan 02 Mar 2021 TDS-214/BLP

Drawing - Existing 02 Mar 2021 TDS-214/001 Floor Plans

Drawing - Existing 02 Mar 2021 TDS-214/002 Elevations

Drawing - Proposed 02 Mar 2021 TDS-214/004 Floor Plans

Drawing - Proposed 02 Mar 2021 TDS-214/005 Elevations

Design & Access Statement prepared by TDS 02 Mar 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 for Manchester.

3. Above-ground construction works shall not commence until samples and specifications of all materials to be used in the external elevations and hard landscaping around the building as detailed on the approved drawings have been submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be carried out in accordance with those details.

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, pursuant to policies SP1 and DM1 of the Core Strategy.

Informative

The utilities provider, Cadent Gas, has identified the presence of low to medium pressure equipment in the vicinity of the site. It is the applicant's responsibility to ensure that works proceed in accordance with the guidance contained in the document which can be found through this link: Excavating Safely - Avoiding injury when working near gas pipes:

http://www.nationalgrid.com/NR/rdonlyres/2D2EEA97-B213-459C-9A26-18361C6E0B0D/25249/Digsafe_leaflet3e2finalamends061207.pdf

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Allport, Dallimore Road, Manchester, M23 9NX
Units 4 To 6, Rounthorn House, Dallimore Road, Manchester, M23 9NX
Unit C3, Millbrook Business Centre, Floats Road, Manchester, M23 9YJ
Suite 2B, Millbrook Business Centre, Floats Road, Manchester, M23 9YJ
Suite 2A, Millbrook Business Centre, Floats Road, Manchester, M23 9YJ
F Duerr And Sons Ltd, Dallimore Road, Manchester, M23 9NX
F Duerr And Sons Ltd, Floats Road, Manchester, M23 9DR
Marnshaw Limited, Dallimore Road, Manchester, M23 9NX
Sentrex Support Services, Millbrook Business Centre, Floats Road, Manchester, M23 9YJ
Eagle Facility Management Services Ltd, Millbrook Business Centre, Floats Road, Manchester, M23 9YJ
World Courier UK Ltd, Millbrook Business Centre, Floats Road, Manchester, M23 9YJ
Advanced Allergy Technologies, Millbrook Business Centre, Floats Road, Manchester, M23 9YL
The Studios, Dallimore Road, Manchester, M23 9NX
CIBERORG LTD, Unit D, Millbrook Business Centre, Floats Road, Manchester, M23 9YJ
Suite 2, Millbrook Business Centre, Floats Road, Manchester, M23 9YJ
Suite 1B, Millbrook Business Centre, Floats Road, Manchester, M23 9YJ
Suite 5A, Millbrook Business Centre, Floats Road, Manchester, M23 9YJ
KEY CARGO LTD, Suite 7, Millbrook Business Centre, Floats Road, Manchester, M23 9YJ
Rounthorn House, Dallimore Road, Manchester, M23 9NX
Roundthorn House, Floats Road, Manchester, M23 9LJ
Suite 5, Millbrook Business Centre, Floats Road, Manchester, M23 9YJ
Suite 1, Millbrook Business Centre, Floats Road, Manchester, M23 9YJ
Unit B, Millbrook Business Centre, Floats Road, Manchester, M23 9YJ
Millbrook Business Centre, Floats Road, Manchester, M23 9YJ
Suite 6, Millbrook Business Centre, Floats Road, Manchester, M23 9YJ
U C A SERVICES LTD, Suite 4, Millbrook Business Centre, Floats Road, Manchester, M23 9YJ
Suite 3, Millbrook Business Centre, Floats Road, Manchester, M23 9YJ
Walkers Garage, Dallimore Road, Manchester, M23 9NX
Unit A, Millbrook Business Centre, Floats Road, Manchester, M23 9YJ
Unit C, Millbrook Business Centre, Floats Road, Manchester, M23 9YJ

Appendix 2 – Planning constraints

Article 4 Direction - Wythenshawe PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - Wythenshawe PD Restriction - Class B1(c) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 45M
Area Team Boundary - Name: SOUTH