MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	129983/NMC/2021
Date registered valid:	9 April 2021
Proposal:	Non Material Change to planning permission ref: 128223/FO/2020 to allow a change in the orientation of the 2 stacked portable building
Address:	Sandfold Lane Household Waste Recycling Centre , Sandfold Lane, Manchester, M19 3BJ
Ward(s):	Levenshulme Ward
Applicant:	Mr Jonathan Wilson SUEZ Recycling and Recovery UK Ltd North Tyneside Transfer Station, Wallsend Road, North Shields, NE29 7SH
Agent (if any):	
Case officer:	Carl Glennon Tel: 0161 234 4530 Email: carl.glennon@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	26 April 2021

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: 3 December 2020 (in relation to ref: 128223/FO/2020)

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
No neighbour notifications have been printed and sent.

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

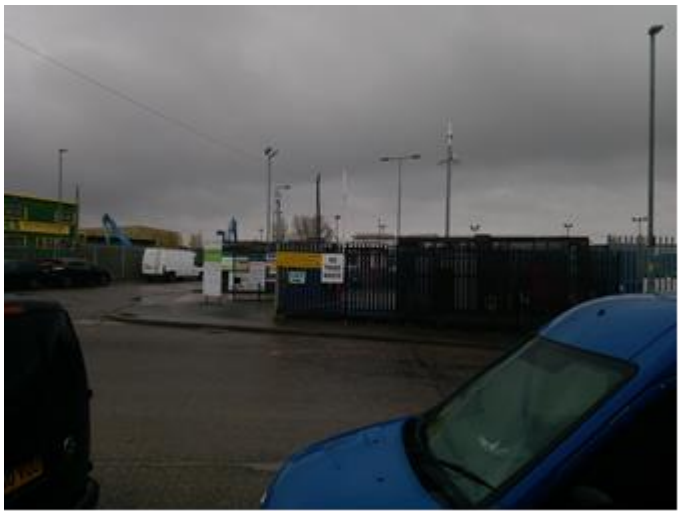
Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The proposals relate to an existing household waste recycling centre situated at the north-east junction of Sandfold Lane. The site is situated with in an industrial estate. The proposed development relates to an area of existing hardstanding area situated to the west of site entrance from Sandfold Lane.



Description of development

The development approved under ref: Ref:128223/FO/2020 comprises:

i. The proposal involves the siting of a pair of vertically stacked portable buildings adjacent to the northern site boundary. Each unit would have: a height of 2.5 metres and overall height of 5.16 metres; length of 7.32 metres and depth of 3.05 metres.
ii. The lower unit would have a centrally positioned door to the southern elevation but no windows. The upper unit would have a centrally positioned doorway to the southern elevation access via an external steel staircase. Windows would be positioned in the southern, western and eastern elevation of the upper unit.
iii. The lower unit would provide welfare (WC facilities) with office facilities in the upper floor unit. The proposed units would have a light grey - RAL7035 colour treatment.
iv. A 5 year temporary period for the siting of the portable buildings has been agreed.

The comparative approved and revised layouts are shown below.



Fig 1 – Approved layout (Ref:128223/FO/2020) & Fig 2 – Revised layout (Ref: 129983/NMC/2021)

The amendments relate to the reorientation of the stacked temporary buildings and repositioning of an external staircase providing access to the first floor to the north elevation. The angled configuration of the building would result in the siting of the building between 4.3 metres and 5.4 metres from the northern boundary (excluding the external staircase. The appearance and floor layout would be maintained as previously approved in all other respects.

Consultations & Notification Responses

Not applicable.

Issues

Policy - The proposed development was fully assessed with regard to the NPPF, Core Strategy and saved policies of the Unitary Development Plan and allow the relevant guidance.

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system `only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through `which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. However, paragraph 10 states that `at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals should accord with the development plan should be approved without delay unless: 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 or specific policies in this Framework indicate development should be restricted.

The Framework has been related to the proposed development, with particular emphasis given to the following:

i. Chapter 8: Promoting healthy and safe communities
ii. Chapter 12: Achieving well-designed places

Planning Practice Guidance (PPG) - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. The PPG seeks to both simplify and clarify planning guidance easier and simpler. It is intended to be read in conjunction with the National Planning Policy Framework (NPPF) and is relevant to key planning issues of significance to applicants and local authorities. In considering this application consideration has been given to the following aspects of the PPG, which have been positively responded to:

i. Consultation and pre-decision matters
ii. Health and well-being
iii. Noise

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 (`the Core Strategy') was adopted by the 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.'

The following policies are relevant to the proposed development:

Policy SP 1 (Spatial Principles)

Policy EC1 (Employment and Economic Growth in Manchester)
Policy EN 14 (Flood Risk)
Policy EN18 (Contaminated Land and Ground Stability)
Policy EN19 (Waste)
Policy T1 (Sustainable transport)
Policy DM1 (Development Management)

The above guidance and policies are relevant to the proposed amendment. It is considered that the amendment relates to the reorientation of the building and its appearance and relationship to the street would not be affected by the propose amendment. As stated, the development would thereby continue to accord with the following guidance and policy.

Principle of the development – The development would facilitate the on-going operation of a site that plays an important role in waste recycling and recovery. The proposed amendment represents a change to the siting of the development that would not materially affect the appearance of the site or its relationship to the surrounding industrial context. The proposed amendments are therefore considered to be acceptable.

Residential amenity – No issues as there are no houses within the immediate vicinity of the site.

Height, scale and massing – The height of the stacked buildings would be maintained at 5.16 metres, which would be comparable to similar arrangements within neighbouring site. The building would not be overly large in terms of length and depth and would be appropriate in an industrial context.

Siting – The proposed siting allows the operation area with the site to be maximised and for the existing car parking arrangements to be maintained. The site is enclosed by existing fencing and it is not apparent the siting of the buildings would aid 'scaling' or access into the site. Again, in an industrial context it is not considered that the amendment would materially affect the consideration of the development. The revised siting is therefore considered to be acceptable.

Design – The portable buildings have a standard appearance and are considered to be appropriate for a temporary period and within the surrounding industrial context. The applicant has previously confirmed that the buildings would have a light grey finish, which is acceptable. These details remain applicable to the development through condition attached to permission ref: 128223/FO/2020. A condition has been included to ensure that development is undertaken in accordance with the revised drawings and previously approved material specifications.

Crime and Security – The amendments replicate the existing design and no new crime and/or security issues are raised by the revised development.

Conclusion – The development would facilitate the continued operation of the site as employment land. Given the surrounding character of the area, it is considered that the amended development would be appropriately related to the surrounding context.

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

Not applicable

Condition(s) to be attached to decision for approval

1) The details of the proposed amendment relate to:

i. The reorientation of the stacked temporary buildings;
ii. Repositioning of an external staircase providing access to the first floor to the north elevation in association with the reorientation referred to in (i) above.

2) Following an assessment of the details submitted, I can confirm that the proposed amendment is considered to be of a non-material nature and is considered to be acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed change will have no material impact upon the character of the development or upon the visual amenity of nearby occupiers.

Therefore I can confirm that the proposed amendments are hereby approved.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission ref: 128223/FO/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval ref: 128223/FO/2020 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) The development hereby approved shall be carried out in accordance with the following drawings and documents stamped as received by the City Council as local planning authority on 6 October 2020 and 9 April 2021:

Non -material amendment application forms
Planning application forms
Site location plan Ref: Lev-PLN-0820-01
Existing site layout Ref: Lev-PLN-0820-02
Proposed site layout Ref: Lev-PLN-0820-03B
Proposed floor plans Ref: Lev-PLN-0820-04
Proposed office and welfare elevation Ref: Lev-PLN-0820-05A
Proposed floor plans Ref: Lev-PLN-0820-06B
Supporting Planning Statement To accompany an Application for the erection of a two storey portacabin and the demolition of existing units at Sandfold Lane HWRC, Sandfold Lane, Manchester M19 3BJ by SUEZ Recycling and Recovery UK and dated September 2020

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 the City of Manchester

3) The development shall be implemented in accordance with the materials specified in Section 7 of the planning application forms received on 6 October 2020 and shall incorporate a light grey (RAL7035) colour treatment to all external elevations as confirmed in email dated 18 December 2020 from SUEZ Recycling and Recovery UK Ltd.

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 for the City of Manchester.

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 - All Exceeding 90M
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH2