

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128964/FO/2020

Date registered valid: 5 January 2021

Proposal: Elevational alterations to basement in association with the extension of existing amenity area

Address: Car Spaces, Ocean House Towers Business Park, Wilmslow Road, Manchester, M20 2LY

Ward(s): Didsbury East Ward

Applicant: M Milroy KW Towers Ltd C/o Agent

Agent (if any): Jennifer Craig CBRE 10th Floor, One St Peters Square, Manchester, M2 3DE

Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 2 March 2021



Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: None undertaken due to Covid 19 pandemic

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 8 January 2021 Expired: 29 January 2021

Site notice

Posted: 14 January 2021 Expired: 4 February 2021

Press advert

Published: 12 January 2021 Expired: 2 February 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to an undercroft parking area beneath Ocean House, one of several 3-storey modern office buildings within the Towers Business Park located on the south side of Wilmslow Road in the Didsbury East ward.

The flat-roof building is of concrete frame and glazed curtain wall construction with strong vertical structural columns clad in red brickwork. The window frames are of a dark green colour.

Access into the site is from a main entrance off Wilmslow Road which can be easily reached by a range of transport modes.

In addition to the parking facilities, Ocean House offers cycle storage and shower facilities and a plant room located in the roof void. The building's sole use is commercial office space. The building is serviced by two lifts to the core and reception at ground floor level.

The building and wider business park is located within the Didsbury St. James conservation area. It represents a very successful local development with a strong commitment to placemaking through quality design, materials and landscaping, together with a high specification of office accommodation which has attracted national companies including British Airways, John Lewis and the Royal Bank of Scotland.

Description of area

The site lies within a well-defined business park curtilage which is home to the Grade II* listed Shirley Institute in the south of the site and gatehouse lodge and gate pier (both Grade II) located on Wilmslow Road, east of the main entrance into the park.

Beyond the boundary, the site is residential to the north, west and south, with the eastern boundary shared with Didsbury Cricket Club.

The site lies close to Parrswood School and Entertainment Centre, Tesco store and East Didsbury railway station.

Description of development

Elevational alterations to basement in association with the extension of existing amenity area.

The proposals are intended to extend the building owners' provision of active travel facilities which will enable staff to travel to work by cycle, catering for a range of abilities.

Consultations & Notification Responses

Neighbour notifications – 75 address points within the Towers Business Park were notified of the application by letter and a site notice posted within the site boundary. No comments were received.

Issues

The National Planning Policy Framework (NPPF) outlines that Conservation Areas are designated heritage assets and their conservation is to be given great weight in planning permission decisions. Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 details that local planning authorities are under a duty to formulate and publish proposals for the preservation and enhancement of Conservation Areas.

Manchester Core Strategy (2012). The Core Strategy, and remaining Unitary Development Plan saved policies, is the benchmark document in the Manchester Local Plan. The following policies are particularly relevant to this application:

Policy EC1 – Employment and Economic Growth in Manchester. Priorities for ensuring continued economic growth include; improving access to jobs for all via public transport, walking and cycling.

Ensuring design makes the best possible use of a site or building in terms of efficient use of space, considers the needs of users/employees of a site/building for access via walking, cycling and public transport and reduction of opportunities for crime by applying current best practice in security design.

Policy EC9 – South Manchester. Development within existing employment and economic locations, such as Towers, should have regard to ensuring efficient use of existing employment space; improving public transport, walking and cycling connectivity between residential neighbourhoods and employment locations.

Policy T1 – Sustainable Transport. This policy supports the proposals which improve choice by developing alternatives to the car.

DC18.1 – Conservation Areas. The Council will give particularly careful consideration to development proposals within Conservation Areas.

Principle

The proposal involves the removal of a small section of steel fencing and replacement with a window and low-level facing brickwork, to form an extended amenity facility, located at basement level along the front elevation of Ocean House.

Through policies T1, EC1 and EC9 of the Core Strategy (2012), and investment in infrastructure via schemes such as the Active Travel Scheme (2020), the Council has established clear priorities to encourage active travel across the city.

By refurbishing the existing amenity block at Ocean House, providing new showers and a drying room, along with installing secure bike storage facilities, the proposal will encourage a greater increase in users of the site choosing a more active commuting style, such as cycling, running, walking etc, which will complement the Council's investment in cycling and promotion of active and healthy communities, as set out in policies EC1, EC9 and T1.

The proposal also supports the Council's sustainability, air quality and carbon reduction objectives as well as the objectives within sustainable transport policy T1 to encourage a modal shift away from reliance on the car and is therefore acceptable in principle.

The key issue is the impact of the proposal on the appearance of the building including the listed buildings and conservation area.

Appearance

The proposal seeks the approval of the LPA to make external alterations at basement level to the front elevation of Ocean House. The proposal entails the removal of one existing bay of painted steel fencing, which will be replaced with a double-glazed window unit with uPVC frame (colour RAL 6005), with low level red brick infill below.

The window unit colour is a dark moss green which will respond to the glazed curtain walling across Ocean House which is its most distinctive feature, whilst the red brick to the lower plinth will match the current external elevation to the existing amenity block and red brick clad structural columns. The materials are required to match as set out in the attached condition below.

Internally, the proposed works will include installing various models of bike stand to cater to varying user abilities, secured within steel cycle caging. Given that the works are located within the undercroft basement and are largely screened from view at pedestrian level by landscaped planting, the visual impact on the appearance of the building will be minimal.

In considering the impacts on the identified heritage assets, the relationship of Ocean House to the listed buildings is such that there is no line of sight between the site and the listed buildings within proximity, therefore the works will have a neutral impact on the setting of these heritage assets.

Similarly, given the location of Ocean House deep within the business park, together with the low-lying level of the undercroft, the proposal will have no measurable impact on the appearance of the conservation area.

On this basis, the proposal accords with policies DC18.1, DC19.1 and EN3 of the development plan.

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

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 the delegated report. The proposed extension raised no objections on public notification.

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:

Application form 22 Dec 2020

Location plan 5 Jan 2021

Drawing - Existing Floor Plan 22 Dec 2020 001

Drawing - Existing Elevation 22 Dec 2020 003

Drawing - Proposed Floor Plan 22 Dec 2020 002

Drawing - Proposed Elevations 22 Dec 2020 004

Drawing - Proposed Masterplan 22 Dec 2020 L(00)113

Photos 22 Dec 2020

Design and Access Statement (Doc ref: REF50BCD0389308) prepared by CBRE

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

3. The materials to be used on the external surfaces of the development hereby permitted shall match those of the existing building in type, size, colour and texture, as stated on the Application Form and Design and Access Statement

Reason - To ensure the appearance of the building is not adversely affected by the materials to be used in the construction of the development, pursuant to saved policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Adamson House, Towers Business Park, Wilmslow Road, Manchester, M20 2YY
Second Floor, Ocean House Towers Business Park, Wilmslow Road, Manchester, M20 2LY
Kingston House Part First Floor, Towers Business Park, Wilmslow Road, Manchester, M20 2LD
Second Floor, Kingston House Towers Business Park, Wilmslow Road, Manchester, M20 2LX
Kingston House, Towers Business Park, Wilmslow Road, Manchester, M20 2LX
Kingston House Ground Floor, Towers Business Park, Wilmslow Road, Manchester, M20 2LD
First Floor, Ocean House Towers Business Park, Wilmslow Road, Manchester, M20 2LY
Ground Floor, Ocean House Towers Business Park, Wilmslow Road, Manchester, M20 2LY
The Coffee Hub, Scotscroft Towers Business Park, Wilmslow Road, Manchester, M20 2RY
Second Floor, Scotscroft Towers Business Park, Wilmslow Road, Manchester, M20 2RY
First Floor, Scotscroft Towers Business Park, Wilmslow Road, Manchester, M20 2RY
Ground Floor, Scotscroft Towers Business Park, Wilmslow Road, Manchester, M20 2RY
Basement, Scotscroft Towers Business Park, Wilmslow Road, Manchester, M20 2RY
Spectrum House, Towers Business Park, Wilmslow Road, Manchester, M20 2SE
Internal Car Park Scotscroft, Towers Business Park, Wilmslow Road, Manchester, M20 2RY
Adamson House Ground Floor Suite G29, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G33, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G35, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G37, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G15, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G14, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G16, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G17, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G19, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G20, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G21, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G22, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 121, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 123, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 116, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 125, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor And First Floor, Towers Business Park, Wilmslow Road, Manchester, M20 2SA

Adamson House Ground Floor Suite G02, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G04, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 101, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G07, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G09, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G11, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 107, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 109, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 111, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G24, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G26, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 115, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 117, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 119, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 120, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 103, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 105, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Ocean House, Towers Business Park, Wilmslow Road, Manchester, M20 2LY
Scotscroft, Towers Business Park, Wilmslow Road, Manchester, M20 2RY
Adamson House Second Floor, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Worthington House, Towers Business Park, Wilmslow Road, Manchester, M20 2HJ
Adamson House First Floor Suite 113, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 104, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 106, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 108, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 110, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G23, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G25, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G28, Towers Business Park, Wilmslow Road, Manchester, M20 2SA

Adamson House Ground Floor Suite G32, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G34, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G36, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G38, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 102, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G06, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G10, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
TOLTEC SYSTEMS LTD, Adamson House Ground Floor Suite G12, Towers Business Park, Wilmslow Road, Manchester, M20 2YY
Adamson House First Floor Suite 114, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 122, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 124, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 118, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G131, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G08, Towers Business Park, Wilmslow Road, Manchester, M20 2SA

Appendix 2 – Planning constraints

Article 4 Direction - South Manchester PD Restriction - Class B1(a) To C3
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
Conservation Area - Didsbury St James Conservation Area 1970
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH