

Planning

Growth & Development

Delegated officer report for planning application

Application no.	128955/FO/2020
Date registered valid:	8 January 2021
Proposal:	Replacement of windows and replacement of panels to balcony walkway, removal of damaged external wall insulation and replacement with facing brickwork to gable ground floor and rendered external wall insulation to gable upper floors
Address:	Moorcot Court, Bideford Drive, Manchester, M23 0QW
Ward(s):	Baguley Ward
Applicant:	Mrs Victoria Finn Wythenshawe Community Housing Group Greenwood Road, M22 9HD
Agent (if any):	Mr Kevin Taylorson Arcus Consulting LLP 3rd Floor Dalton House, Dane Road, Sale, Manchester, M33 7AR
Case officer:	Linda Marciniak Tel: 0161 234 4636 Email: linda.marciniak@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	3 March 2021



Application details

Type of application: Full Application Consent

Development type: Minor Other

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

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 12 January 2021 Expired: 2 February 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 9-storey 1960's tower block of 69 x 1-bedroom flats and 1 x 3bed flat with balconies. The block is situated on the northern side of Bideford Drive, 127 metres north of the A560 Altrincham Road in the Baguley ward. It has a rectangular plan form with its gable ends orientated on an east-west axis.

The rear of the block overlooks the south-western corner of Wythenshawe Park which is just outside the section of park that is grade II listed.

The flats are built on a concrete frame with extensive glazing on the north and south elevations, the south being the front and the north having a deck-access balcony along the length of each floor.

Below each window is a red high-pressure laminate panel which contrasts with the white window frames and red rendered gable walls.

The site is accessed via a communal door on Bideford Drive and the curtilage is enclosed by 1.8 metre high steel railings with a lawned and treed area of landscaping at the front.

The external appearance of block has remained unchanged for many years and is in need of maintenance and upgrade.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is bounded by residential land uses to the south, east and west and by Wythenshawe Park to the north.

Moorcot Court is one of only two tower blocks in the immediate area, the other, Brookway Court a few metres to the south west, is 15-storeys on a roughly square plan form. This block, together with much of the surrounding 1960's terraced housing comprises a restrained palette of mainly brown/buff brick with occasional white uPVC infill fascia panels to some house types.

The surrounding area has seen some investment in recent years including the Manchester Health Academy 323 metres to the west, an estate of new housing around Lawnhurst Avenue to the north-west and 10 new semi-detached houses on land immediately west of Moorcot Court.



Description of development

Replacement of windows and replacement of panels to balcony walkway, removal of damaged external wall insulation and replacement with facing brickwork to gable ground floor and rendered external wall insulation to gable upper floors.

Consultations & Notification Responses

Neighbour notifications - 1 neutral comment:

A neighbour living in a house adjacent to the car park in the site is concerned that containers which may be used to store materials or equipment during any works associated with this application, will be sited near to his boundary wall.

He states that this is his only objection and is based on past experience when his fence has been damaged when containers have been emptied and filled up.

Issues

The National Planning Policy Framework (NPPF)

The NPPF was revised and published in February 2019 and replaces and revokes all Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) previously produced by Central Government. The NPPF states that the planning system must contribute to the achievement of sustainable development. These are encapsulated into three categories: economic, social and environmental. The Government attaches great importance to the design

of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Chapter 16 – Conserving and enhancing the historic environment

Paragraph 193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

Policy SP1 identifies the City Council's Core Development Principles and states 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.

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 states 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.

EN3 This policy places an emphasis on the preservation and enhancement of the City's heritage assets through the plan-making and decision-taking process.

Issues

The impact on visual amenity is material to this application.

Visual Amenity

The visual impact of the proposals will be positive.

The existing windows, doors and gable wall render do not offer modern levels of thermal efficiency which has a detrimental impact on residents' comfort as well as fuel costs. This is the driver behind the proposals which entails three key elements of work:

South-facing (front) elevation

Works to the front elevation facing Bideford Drive comprise replacing all the red high-pressure laminate panels below each window with aluminium pre-colour-coated panels in 4 complimentary shades of grey/lilac. These comprise; RAL7035, RAL9003, RAL7040 and RAL7046. Window frames are proposed to be replaced with fully double-glazed uPVC windows in RAL7016.

The concrete frame across all elevations is to be painted white, including the concrete parapet upstand around the flat roof and plant room.

Lastly on this elevation, an existing steel column at the front entrance is proposed to be painted in RAL7046 to colour-match with the balcony panels, and two glazed panels at the front entrance are to be removed to streamline the communal entrance.

This elevation has most visibility from within Bideford Drive, but also long-ranging views across Wythenshawe Park to the A560 Altrincham Road.

The proposals will refresh and modernise the front elevation giving it a contemporary appearance that will contrast with the muted red/orange/brown palette of materials in the local area.

As the materials are fully identified in the application, they are required to be implemented in accordance with the submitted plans.

North-facing (rear) elevation

The north-facing elevation is most visible from within Wythenshawe Park and Lawnhurst Avenue 231 metres to the north. The works here are similar to that proposed for the front elevation; removal of the existing high-pressure red laminate coloured panels to the balcony walkways and replacement with pre-colour-coated aluminium panels below the concrete rail and a new panel above to achieve a 1.1m total height.

The palette will be issued in the same 4 complimentary shades of grey/lilac as on the front elevation (RAL7035, RAL9003, RAL7040 and RAL7046). Window frames are again proposed to be replaced with fully double-glazed uPVC windows in RAL7016.

The existing timber doors are to be confirmed as external quality fire doors and painted in RAL7016 colour.

Impact on Wythenshawe Park & Hall

Although the block shares a boundary with the park, there is a distance of 785 metres between it and Wythenshawe Hall with relatively dense intervening mature tree cover. This distance together with the tree cover and aspect, means that the block is not seen in relationship with Wythenshawe Hall and so the impact on its setting is considered neutral.

In terms of the relationship with the park, the overall impact of the proposals will be positive. The nearest section of the park which is listed finishes at the intersection of the internal footpath from the A560 to Baguley Brook which is defined by a tree line running east to west.



Grade II listed area of Wythenshawe Park and approximate location of the site

The tonal grey/lilac panel will mute the appearance of the block overlooking the park from the north, particularly given this aspect which is shaded for much of the day.

From the front and side elevations, the palette of colours and multi-tonal design approach of the gable ends, will give the block a more solid appearance, particularly when viewed from the southern boundary of the park along the A560 and from

the footpath within the park which bounds the field-sports recreation areas that are outside of the listing designation.

The east and west-facing gables will have more prominence, however, this is outweighed by the public benefits of the scheme.



Southern footpath, Wythenshawe Park, looking west. This section of the park is outside the listing designation.

East and west-facing gable walls

As noted above, the gable ends have most visibility on the approach along the A560 and from within Bideford Drive.

The proposal for the gable ends entails cladding in a patterned External Wall Insulation system between the first to eighth floors to improve thermal efficiency which will have the benefit of reducing heat loss.

The pattern comprises a multi-tonal palette of vertically orientated grey rectangles formed in the render between each floor level. This will give visual relief from the current monotone mass of the gable walls and give Moorcot Court a distinctive and modern appearance in the street scene.



View from A560 across Wythenshawe Park, looking north west

From the western approach, approximately a third of this gable elevation is now obscured by the new semi-detached housing whilst from the end of the Bideford Drive cul-de-sac, part of the eastern elevation is obscured by a street tree.

The material to be used is a silicone render which will be through-coloured in the render system. This will sit on a base of 110mm mineral wool insulation which is to be fixed back to the existing wall. The existing render may need to be removed, although this is subject to future survey and testing.

At ground floor, grey facing bricks are to be tied back to the existing gable walls with a minimum 50mm insulation to the void, with the aim of improving thermal efficiency and reducing heat loss.



East (above) and west (below) facing gables from within Bideford Drive. New housing now lies immediately adjacent to the west-facing gable.



All replacement windows will be double glazed uPVC with their style replicated like for like, which will maintain the original fenestration pattern to the overall benefit of the appearance of the residential block.

On the basis of the above, the proposal is considered acceptable in accordance with policies SP1, DM1 and EN3 of the Manchester Core Strategy, and with Chapter 16 of the NPPF.

Other matters

A local resident living adjacent to the in-curtilage car park is concerned that any containers associated with implementation of this development, do not damage his fencing. The concerns of the objector have been made known to the applicant at Wythenshawe Community Housing Group, as the siting of any containers cannot be managed in this instance through any condition of approval.

Fire Safety

An Informative is appended to alert the applicant to the need to ensure that the materials to be used in the approved works meet the current Building Regulations for fire safety in relation to residential development.

Construction hours

An Informative is also appended to manage the hours that works to the block can be carried out, in the interests of residential amenity.

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 for the reasons outlined in this delegated report. Residents of Moorcot Court and Bideford Drive were notified of the application by letter. One neutral comment was received in relation to the siting of any containers associated with any works approved in this application. Otherwise, no comments were received in relation to the proposals. The application is considered to be acceptable with the recommended conditions attached at the end of this report.

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	21 Dec 2020	
Drawing - Location Plan	21 Dec 2020	076
Drawing - Existing	21 Dec 2020	072 Elevations
Drawing - Existing	21 Dec 2020	073 Elevations
Drawing - Existing	21 Dec 2020	074 Elevations
Drawing - Existing	21 Dec 2020	070 Ground Floor Plan
Drawing - Existing	21 Dec 2020	071 Upper Floor
Drawing - Proposed	21 Dec 2020	051 Details
Drawing - Proposed	21 Dec 2020	059 Roof Plan
Drawing - Proposed	21 Dec 2020	050 Ground Floor Plan
Drawing - Proposed	21 Dec 2020	051 First Floor Plan
Drawing - Proposed	21 Dec 2020	052 Second Floor Plan
Drawing - Proposed	21 Dec 2020	053 Third Floor Plan
Drawing - Proposed	21 Dec 2020	054 Fourth Floor Plan
Drawing - Proposed	21 Dec 2020	055 Fifth Floor Plan
Drawing - Proposed	21 Dec 2020	056 Sixth Floor Plan
Drawing - Proposed	21 Dec 2020	057 Seventh Floor Plan
Drawing - Proposed	21 Dec 2020	058 Eighth Floor Plan
Drawing - Proposed	21 Dec 2020	060 Elevation 1
Drawing - Proposed	21 Dec 2020	061 Elevation 2
Drawing - Proposed	21 Dec 2020	062 Elevation 3
Drawing - Proposed	21 Dec 2020	063 Elevation 4

Photos 1 and 2 08 Jan 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.

3. The materials for the elevational alterations hereby approved, shall be implemented in accordance with the Proposed Elevations drawings (Refs: 060, 061, 062 and 063) received on the 21st December 2020 submitted with this application.

Reason - To ensure an acceptable standard of development in the interests of the visual amenity of the area and the character of the building itself, pursuant to policies DM1 'Development Management' and SP1 'Spatial Principles' of the Core Strategy for Manchester.

Informatives

Building Regulations - Fire Safety

You should ensure that any external wall treatments approved for planning purposes are discussed in full with Building Control to ensure they meet with the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with Building Regulations, you should also discuss the changes with the Planning team to ensure they do not materially affect your permission.

Construction Hours

Construction works shall not take place outside the following hours:

Mondays to Fridays 07:30am to 6pm

Saturdays 08:30am to 2pm;

No work on Sundays and Bank Holidays

Appendix 1 – List of consultees & neighbours notified

Flat 21, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 20, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 2, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 19, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 18, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 17, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 15, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 13, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 12, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 10, Moorcot Court, Bideford Drive, Manchester, M23 0QW
49 Bideford Drive, Manchester, M23 0QN
47D Bideford Drive, Manchester, M23 0QH
66 Bideford Drive, Manchester, M23 0QN
62 Bideford Drive, Manchester, M23 0QN
Flat 9, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 7, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 68, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 65, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 63, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 62, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 60, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 58, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 56, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 53, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 51, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 42, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 49, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 47, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 44, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 4, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 38, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 35, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 33, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 30, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 29, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 16, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 14, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 11, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 1, Moorcot Court, Bideford Drive, Manchester, M23 0QW
64 Bideford Drive, Manchester, M23 0QN
60 Bideford Drive, Manchester, M23 0QN
Flat 8, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 70, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 69, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 67, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 66, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 64, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 61, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 6, Moorcot Court, Bideford Drive, Manchester, M23 0QW
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Flat 25, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 24, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 23, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 22, Moorcot Court, Bideford Drive, Manchester, M23 0QW

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
Area Team Boundary - Name: SOUTH