MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	128582/NMC/2020
Date registered valid:	13 November 2020
Proposal:	Non material amendment to planning permission referenced 127087/JO/2020 to allow changes to northern boundary and around the existing and new sub-stations, changes to brick type of perforated brick boundary and omission of sub-station parking bay
Address:	Land At, Abbey Hey Lane, Manchester,
Ward(s):	Gorton & Abbey Hey Ward
Applicant:	Mr Mike Bagot Rowlinson Constructions Limited Gardale House, 118B Gatley Road, SK8 4AU
Agent (if any):	Miss Bryony Preston Pozzoni Woodville House, 2 Woodville Road, Altrincham, WA14 2FH
Case officer:	Sue Wills Tel: 0161 234 4524 Email: sue.wills@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	30 November 2020

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

Standard consultations:
Printed: 17 November 2020 Expired: 8 December 2020

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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of site/building
Planning permission (ref: 119149) was approved on 29th June 2018 to develop an Extra Care support housing facility to provide housing with care primarily for older people where occupants have specific tenure rights to occupy self -contained dwellings and where they have agreements to cover the provision of care , support, domestic social, community or other services

The proposal involved the development of a part three, part four storey building extra care facility (comprising 106 apartments). A three storey element linked the two proposed north - south orientated blocks which were proposed. One of the north-south blocks was three storeys in height, and located parallel with Abbey Hey Lane to the east of the site , with the other block being four storeys in height running parallel to the route of the footpath /cycle way to the western boundary. A landscaped garden area was proposed to the set within the courtyard area formed by the proposed location of the building.

The approved accommodation comprised 43, one bedroom, and 63 two bedroom apartments. The scheme also included an ancillary café /restaurant facility , hair and beauty facility, laundry , assisted bathroom facility, activity room and meeting rooms and offices.

Overall parking provision for the development was 69 spaces within the site to the north of the proposed building, with a further 14 spaces also available for use by the local school ,and local community, accessed from Abbey Hey Lane opposite Abbey Hey Primary School. 14 electric charging points were proposed within the northern car park.

The scheme also included the provision of 40 secured cycle spaces, together with a scooter store on the ground floor which could accommodate 9 scooters and had 9 re-charging points. Other small scooter stores were available on each floor of the proposed building.

The existing sub-station within the site was to be retained, and accessed independently from Abbey Hey Lane.

Planning application ref: 127087/JO/2020 sought to vary of conditions 2 (specified plans) 3 (external materials) and 7 (energy), 24 (electric car charging) and 31 (access routes) attached to planning permission referenced 119149/FO/2018 to allow the installation of a ground source heat pump energy system (including boreholes) , revised bin store design, minor elevation amendments and changes to external materials to the approved scheme and was approved on 23rd July 2020.

Description of area

The application site measures approximately 1.3 hectares and is bounded by Abbey Hey Lane to the south and east , Abbey Court block of apartments and associated gardens are to the north , and the footpath/cycleway to Fallowfield in a shallow cutting directly to the east (infilled former Stockport Branch canal).

Description of development

Non material amendment to planning permission referenced 119149/FO/2018 to allow:-

(i) the substitution of the approved low wall with railing boundary treatment to a black coloured railing (with concrete upstand below) of the same height to the northern boundary and to the rear of the substations on Abbey Hey Lane and around the existing and new sub-stations .This is due to the utilities below ground conflict with the footings in some areas of the currently approved north boundary including around the sub-station;

(ii) Changes from the previously approved Priory Red brick type for perforated brick boundary near to the entrance, to the Cumberland Blend brick used for the other areas of perforated walling , due to the Cumberland brick being a solid brick , rather than the Priory Red, which has holes within its structure, which would be visible through the perforations;

(iii) Omission of sub-station parking bay, which is not required by the utility operator , and which would be soft landscaped.

Consultations & Notification Responses

Highways Services - With regard to the sub-station parking bay, they have no objection to this being omitted from the on-site car park. For the northern boundary changes, Highways have no objection to the use of boundary type F to the north boundary.

Issues

Policy Context

The policies relevant to this application are the same as for the previous approval 127087/JO/2020. These include policies SP1, H1, H4, H8, H10, T1, EN1, EN4 , EN8, EN9, EN14, EN16, EN18, EN19 and DM1 of the Core Strategy, saved policies DC7, and DC26, within the Unitary Development Plan and the guidance provided within the National Planning

Policy Framework, the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Providing Housing for Choice SPD and Planning Guidance.

Non material change
The proposed amendments have been assessed, and it can be confirmed that the changes are considered to be of a non-material nature and are considered to be acceptable to the City Council as the Local Planning Authority. The proposed amendments are of a minor nature and would overcome issues due to the presence of utilities below ground in proximity to the northern boundary, a visually improved solution to the proposed perforated walling near to the entrance on the northern elevation, and the omission of a parking space not required by the utilities operator of the proposed substation . The changes are the substitution of the approved low wall with railing boundary treatment to a black coloured railing (with concrete upstand below) of the same height to the northern boundary and to the rear of the substations on Abbey Hey Lane and around the existing and new sub-stations, due to the presence of utilities, the use of Cumberland Blend brick for the perforated walling on the northern elevation, due to the Cumberland brick being a solid brick , rather than the Priory Red, which has holes within its structure, which would be visible through the perforations; and the omission of the sub-station parking space. It is considered that the proposed revisions will not have a detrimental impact on the overall quality of the Extra Care development on Abbey Hey Lane.

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

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

Paragraph 1 - The proposed amendment relates to the substitution of the approved low wall with railing boundary treatment to a black coloured railing (with concrete upstand below) of the same height to the northern boundary and to the rear of the substations on Abbey Hey Lane and around the existing and new sub-stations; the use of Cumberland Blend brick for the perforated walling on the northern elevation of the development , and the omission of the sub-station parking space.

Paragraph 2 - Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will have no significant material impact upon the visual amenity of the building or on the residential amenity of any nearby properties.

Conditions

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Statement of Community Involvement received by e-mail dated 10th April 2018, further amended by drop in consultation on 26th April 2018.

E-mail dated 19th April 2018 ;

Plan refs: 4332_1100rev. B (location plan) , 4332_1200 rev.E (ground and first floor plans) 4332_1201 rev.C (second and third floor plans) ; 4332_1202D,(communal facilities plan); 4332_1600 rev.D (waste container and cycle stores); 4332_8001 (northern footpath site layout) ; 4332_1700 (artists impression street scene); 3380.02A (landscape plan);

Flood Risk Assessment by GeoAssist Limited ref: 5746/SBK FRA v.1.00
Drainage Strategy report by Scott Hughes ref: 3238-OO-ZZ-RP-C.0001 January 2018 revision 1 received on 28th February 2018;
Bat Roost Assessment (Trees) March 2018 by Urban Green;
Arboricultural Impact Assessment January 2018 by Urban Green;
Design and Accdess Statement
Crime Impact Statement Version B 15th March 2018 ref: 2016/0092/CIS/01;
Air Quality Assessment by Miller Goodall ref: 101774;
Affordable Housing Statement;
Use Statement for Extra Care Housing;
Transport Technical Note by SCP ref: DR16040/TN02 rev.A dated 17th May 2018;
Swept path plan ref: SCP/16040/ATR02 - Hollybush Street
Swept path plan ref: SCP/16040/ATR01 rev.A - Abbey Hey Lane
External lighting schedule by Kingfisher lighting and lighting plan ref : D32546/JM/A;
Energy Statement ref:02-18-67413 ES1
Waste Management Strategy
Drainage Strategy Report by Scott Hughes
Flood Risk Assessment by GeoAssist Limited
Phase I Desk Study and Preliminary Contaminated Land Risk Assessment by GeoAssist Limited
Phase II Contaminated Land Risk Assessment by GeoAssist Limited
Ground Investigation- Geotechnical by GeoAssist Limited
Plan re: 3380 03 rev.A (Planting plan) and 3380 02 rev.B (Landscape Plan) received by e-mail on 7th June 2018.

Plan ref: 4332_8000 rev.K (proposed site layout); 4332_1350 rev.D (Elevations sheet 1); 4332_1351 rev.D (Elevations sheet 2); received by e-mail on 12th June 2018.

As amended by

4332_1201 rev.D (second and third floor plans) ;
3384-SHD-00-ZZ-DR-C-0001 rev.C3 (Levels GA)
4332_1350 rev.H (Elevations sheet 1) notwithstanding the design of the substation ; 4332_1351 rev.H (Elevations sheet 2)
22/093/PR1 rev.002 (Plant room schematic)
4332/SK41/visuals - Gable Ends; 4332/SK42/visuals - Front Entrance; 4332/SK43/visuals - Bin/cycle store(notwithstanding bin capacity shown;
Supporting Information: Environmental Standards Statement Energy ref: Z26387;
Supporting Information: Correspondence from Ground Heat dated 31.03.2020: Bellamy Court Plant Room
Supporting Information: Ground Heat: GSHP Method Statement
received 8th June 2020
Plan ref: 22/093/BF1 rev.001 (Borefield Layout) received by email 17th June 2020
Plan ref :4332-1600 rev.F (waste container and cycle store) received 14th July 2020.

Plan ref: 4332_8000 rev.N (proposed site layout) and 4332_8001 rev.A (northern footpath site layout) received 15th July 2020;

As amended by
Plan refs : 1350 rev. J (Elevations Sheet 1); 4332_8000 rev. Q (Proposed Site Layout Plan 4332_8001 rev. B (Northern Footpath Site Layout); Site Boundary visuals 01 and Site Boundary visuals 02 received 13th November 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.

3) The development shall be implemented in accordance with the materials listed below, and on the 4332_Gorton Extra Care External Materials List, in the locations shown in the submitted visuals of the front, rear and courtyard views and elevations shown on plan refs: 4332_1350 rev. J (elevations sheet 1) and 4332_1351 rev.H (elevations sheet 2) , as revised by the use of Ibstock, Cumberland Blend 65mm for Facing Brick 1.

Walls
Facing Brick 1 - Ibstock, Cumberland Blend 65mm
Mortar for Facing Brick 1 - Natural
Facing Brick 2 - Ibstock, Priory Red Multi
Mortar for Facing Brick 2 - Natural
Juliet balcony framing - Solid aluminium metal cladding, polyester powder coated RAL 7016
Central entrance surround - Solid aluminium metal cladding, polyester powder coated RAL 7016
Waste Container & Cycle Store - vertical, close boarded timber
Roof
Main roofing material - Marley Rivendale fibre cement slate effect riven tile with a thin leading edge, Blue/black
Low pitch roofing material ('link' section and residents bin store) - VMzinc standing seam roof
Windows, Doors and Curtain Walling
Apartments - UPVC, RAL 7016 (Anthracite grey) externally; white internally
Communal Areas and corridor ends - Aluminium, RAL 7016 (Anthracite grey)
Services Areas - Louvred doors and inserts to be aluminium, RAL 7016 (Anthracite grey)
Boundary Treatments
Walls - Ibstock, Priory Red Multi to match the building with concrete, single weathered concrete coping
Railings - polyester powder coated metal, black

Fencing - timber close boarding with timber gravel board and posts
External Surface Treatments (to be read in conjunction with the landscape proposal
Car park - tarmacadam
Shared Surface Car Park - block paving
Paving at Entrance and Communal Patios - large format stone effect paving
Garden Paths - Coloured asphalt, Tarmac Buff Quartzite or similar
Apartment patios - block paving

As amended by 4332_Gorton Extra Care External Materials List_Revision D and product specification reg: Etex (eternit) Thrutone - Small Format Tile (blue-black)to be used on the roof of the proposed waste container and cycle store

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.

24) The proposed charging points for vehicles shall be implemented in accordance with the details shown on site ref: 4332 - 8000 rev.Q (proposed site layout plan).

Reason - To assist promoting the use of sustainable forms of travel, pursuant to policies SP1, T2 and DM1 of the Core Strategy (2012) and the Guide to Development in Manchester SPD (2007).

29) The development shall be implemented in accordance with the Access Statement ,and plan refs: 4332 - 8000 rev.Q (proposed site layout plan), and 3384-SHD-00-ZZ-DR-C-0001 rev.C3 (Levels GA) relating to Levels around Bin / Cycle Store.
The approved details shall be implemented before the development is first brought into use.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of the Unitary Development Plan for the City of Manchester saved policy DC7, and policy DM1 of the Core Strategy for Manchester (2012).

31) Notwithstanding the details shown on plan refs: 4332_1350 rev.J (elevations sheet 1), prior to the erection of the substation , finalised details designs of the substation , including elevational design ,materials and colouration , together with a methodology and design details of the hard and soft landscaping treatment of the site adjacent to the substation, shall be submitted to and approved in writing by the City Council as local planning authority .The development shall be implemented in accordance with the approved details.

Reason - In the interests of visual amenity and in the interest of highway safety, pursuant policy , SP1 , EN1, DM1 of the Core Strategy for Manchester (2012).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Greater Manchester Police

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH2