



MANCHESTER
CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no. 127061/FO/2020

Date registered valid: 11 June 2020

Proposal: Removal of condition no 4 (hours of operation) attached to planning approval 126686/JO/2020 to allow 24 hour operation

Address: Waterside House, The Oaks Business Park, Crewe Road, Manchester, M23 9HZ

Ward(s): Brooklands Ward

Applicant: Hologic Ltd, The Oaks Business Park, Crewe Road, Manchester, M23 9BE

Agent (if any): Bill Jennings, Jennings Design Associates, The Warehouse, Saxon Street, Denton, Manchester, M34 3DS

Case officer: David Lawless
Tel: 0161 234 4543
Email: d.lawless@manchester.gov.uk

Recommendation: APPROVE

Date of recommendation: 14 July 2020

Application details

Type of application: Full Application Consent

Development type: Smallscale Major Industry

Standard consultations:

Printed: 12 June 2020 Expired: 3 July 2020

Neighbour notifications

Printed: 12 June 2020 Expired: 3 July 2020

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/area

The applicant, Hologic, is a global medical technology company that develops, manufactures and supplies diagnostics products, medical imaging systems and surgical products dedicated to serve the healthcare needs of women. With its headquarters in The United States of America, it has locations in over fifteen countries and employs more than 6,400 employees globally. It operates out of two sites within the UK, one in West Lothian and the other based at the Oaks Business Park on Crewe Road, off Moor Road.

Hologic's presence on Crewe Road consists of two buildings, the two storey office and research facility (Heron House), and their packaging/ warehouse and office facility, Waterside House. The applicant also utilises an element of the building located on the opposite side of Crewe Road for storage. This application relates to Waterside House, where the medical equipment is packaged.

To the north of the warehouse there is an area of woodland and beyond that a row of dwellinghouses fronting Wythenshawe Road, the nearest of which are nos. 271 and 271 a Wythenshawe Road. To the south of the application site, on the opposite side of Crewe Road, stands another office/warehouse building. To the east is the continuation of the wooded area which includes a fishing pond, while to the west of the building there is a large expanse of grassed area, as well as the applicant's office/research facility.

Listed building: no

Conservation area: no

Tree Preservation Order: no

Description of development

In February 2020 the applicant obtained planning permission, under reference 125299/FO/2019, to erect a 3-storey extension at the side of the property, complete with additional vehicular parking and manoeuvring areas. Its siting was amended under application 126686/JO/2020.

In response to the Covid 19 pandemic Hologic has been tasked with the production of testing kits. Given the urgency for these tests Hologic will have to operate on a 24 hour basis. Accordingly, they have applied to remove condition no 4 attached to planning permission 126686/JO/2020 to enable the new extension to be operated on a 24 hours a day, 7 days a week basis. Waterside House itself does not have any hours restrictions.

Planning permission to allow the applicant's premises at Heron House to operate on a 24 hour basis was granted on 9th July 2020 under reference 127120/JO/2020.

Consultations & Notification Responses

Local Residents – One letter of objection has been received which states that the proposal will increase noise and disturbance at the premises which will impact upon residents' amenity.

Environmental Health – Suggest the imposition of a condition requiring the submission and implementation of a Noise Management Plan.

Policies

The National Planning Policy Framework (February 2019) – The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development which for decision-taking this means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. 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.

Paragraph 80 states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

Core Strategy Development Plan Document – 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.

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. Relevant policies in the Core Strategy are detailed below:

Policy SP1, *Spatial Principles* – 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 and protect and enhance the built and natural environment.

Policy EC 1, *Employment and Economic Growth in Manchester* – This policy states that a minimum of 200 hectares of employment land will be developed between 2010 and 2027 for offices (B1a), research and development (B1b), light industrial (B1c), general industry (B2) and distribution and warehousing (B8).

The policy states further that the priorities for ensuring continued economic growth include:

- Improving access to jobs for all via public transport, walking and cycling;
- Demonstrating that employment-generating development has fully considered opportunities to provide jobs for local people, through construction or use;
- Improving the portfolio of employment premises, by providing a range of employment sites and premises for small, medium and large businesses;
- Improving digital infrastructure delivery to businesses and residents;
- Creating business destinations by enhancing the primary business use with ancillary commercial facilities;
- Ensuring the continued social, economic and environmental regeneration of the City;

- Ensuring connectivity to international markets for the import and export of goods to ensure competitiveness in international markets.

Finally, the policy states that Development proposals should have regard to:

- Climate change resilience demonstrating how CO2 emissions will be minimised with an aim of zero carbon emissions,
- Ensuring design makes the best possible use of a site or building in terms of efficient use of space, enhancing the sense of place of the wider area and minimising detrimental impacts on adjacent uses, 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;
- Flood risk

Policy EC 2, *Existing Employment Space* – States that the Council will seek to retain and enhance existing employment space and sites.

Policy EC 10, *Wythenshawe* – This policy states that Wythenshawe is expected to provide 55 hectares of employment land within B1a offices, B1b/c research and development and light industry and B8 logistics and distribution. The majority of economic development will be focused on:

1. Manchester Airport and specifically Manchester Airport Strategic Site and Airport City Strategic Employment Location

2. University Hospital South Manchester

3. Existing employment sites along:

West Wythenshawe Development Corridor - Oaks Business Park (B1) and Roundthorn Industrial Estate (B8);

East Wythenshawe Development Corridor - Sharston Industrial Estate (B8), Atlas and Concord Business Parks (B1) and Ringway Trading Estate (B8).

4. The district centres of Wythenshawe, Northenden and Baguley

The policy states further that development proposals and planning applications should have regard to

- Ensuring employment opportunities are made accessible to local communities, particularly those at Manchester Airport;
- Locations with good access to the national motorway network M56 and M60 and their suitability for logistics;
- Proposed extension to Metrolink and new stops plus improved bus routes;

- Delivery of low and zero carbon decentralised energy schemes and energy projects within Strategic Employment Locations.

Policy DM1, *Development Management* – This policy 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, odours, litter, vermin, birds, 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.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.
- Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques as follows (In terms of energy targets this policy should be read alongside policy EN6 and the higher target will apply):-

Saved UDP Policies – Policy DC26, *Development and Noise*, states that the Council intends to use the development control process to reduce the impact of noise on people living and working in the City. In particular, consideration will be given to the effect of new development proposals which are likely to be generators of noise.

Wythenshawe Strategic Regeneration Framework (SRF) – The SRF sets out a detailed policy framework to drive forward the transformation of Wythenshawe from its present condition through to the vision for the future. The key themes of the policy framework are outlined below:

Making the Most of our Economic Assets – one of the central themes of the Wythenshawe SRF. The key regeneration challenge is making sure Wythenshawe people and businesses are equipped to take up the jobs and business opportunities that exist now, and the many more that are planned for the future.

Investing in Our Future – focuses on business infrastructure, shopping and local facilities, and transport. It points to developing Wythenshawe as a significant employment location in the North West, through the expansion of Manchester Airport, and increasing the attractiveness of existing industrial locations to help safeguard employment and encourage new investment.

Neighbourhood Regeneration – puts people and neighbourhoods at the centre of regeneration by focusing on housing, children, families and older people, health, and community safety.

Quality of Life – focuses on culture, parks and open spaces, and neighbourhood character. It recommends strengthening the cultural base of Wythenshawe through its people and facilities, building on Wythenshawe's heritage

Under section 10 of the SRF, "Business Development", policy BD3 states that the City Council will work with employers to ensure that Wythenshawe continues to be a preferred investment location.

Under Section 11, "Business Infrastructure", policy ED1 states that the City Council will support the continued growth of Wythenshawe as one of the UK's premier business locations, capable of attracting corporate end users on an international scale to the conurbation.

Issues

Principle of the Proposal – Given the fact that their adjoining facility can operate 24 hours a day, along with the rationale for the 24-hour working, the principle of the proposal is considered acceptable. Notwithstanding this given the adjoining apartments, any impact on existing levels of residential amenity must be assessed.

Residential Amenity – Hologic are expecting that the additional staff will initially be 5 but depending on demand for the Covid19 test kits this could rise to 15. All of these staff will be accommodated within the manufacturing building (Heron House) and Hologic have confirmed that no additional plant (AC units etc) will be required. Given this and that fact that the applicant states no deliveries or fork lift truck movements will place during the evening, it is not considered that the proposal will have an unduly detrimental impact upon existing levels of residential amenity.

Notwithstanding this, it is considered prudent to attach a condition to the approval which requires the applicant to submit and implement a Noise Management Plan.

Visual Amenity – The use of the recently approved extension to Waterside House on a 24 hour basis will not have a detrimental impact upon existing levels of visual amenity.

Pedestrian and Highway Safety – The proposal will not have a detrimental impact upon the existing levels of pedestrian and highway safety enjoyed along Crewe Road.

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

Officers have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. No such problems have arisen on this application.

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 the original planning permission (125299/FO/2019) approved on 14 February 2020.

Reason - Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

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

- a) Drawing no. 1108 Design and Access Statement_Rev C, stamped as received on 8 April 2020.
- b) Drawing no. 1108_A_DR_000 Location Plan _Rev A, stamped as received on 8 April 2020.
- c) Drawing no. 1108_A_DR_007 Approved Site Plan, stamped as received on 8 April 2020.
- d) Drawing no. 1108_A_DR_008 Proposed S73Site Plan _Rev A, stamped as received on 8 April 2020.
- e) Drawing no. 1108_A_DR_009 Approved Floor Plan, stamped as received on 8 April 2020.
- f) Drawing no. 1108_A_DR_010 Approved Elevations, stamped as received on 8 April 2020.
- g) Drawing no. 1108_A_DR_011 Approved First Floor Plan, stamped as received on 8 April 2020.
- h) Drawing no. 1108_A_DR_012 Proposed Floor Plan_S73, stamped as received on 8 April 2020.
- i) Drawing no. 1108_A_DR_013 Proposed First Floor PlanS73, stamped as received on 8 April 2020.
- j) Drawing no. 1108_A_DR_014 Proposed Elevations, stamped as received on 8 April 2020.
- k) Drawing no. 774100 Landscaping Scheme, stamped as received on 18th December 2019

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) Above-ground construction works shall not commence until samples and specifications of all materials, including window frames, to be used in the external elevations 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, as specified in policies SP1 and DM1 of the Manchester Core Strategy.

4) The building shall be acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. The scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The approved scheme shall be completed before the development becomes operational.

Upon completion of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the noise criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to Policy DM1 in the Manchester Core Strategy and saved UDP Policy DC26.

5) A Noise Management Plan (NMP) shall be submitted and approved in writing by the City Council as local planning authority within a month of commencement of the development hereby approved. The NMP will include an assessment of noise from all activities associated with the 24 hours operation of the premises, along with a timetable for its implementation. Where applicable, the noise assessment will take account of multiple noise sources operating simultaneously and report the cumulative impact and propose acoustic mitigation measures.

Reason - To safeguard the amenities of the occupiers of nearby residential properties, pursuant to Policy DM1 in the Manchester Core Strategy saved UDP Policy DC26.

6) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to Policy DM1 in the Manchester Core Strategy.

7) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to Policy DM1 in the Manchester Core Strategy.

8) The landscaping scheme approved by the City Council as local planning authority shown on drawing no. 774100, stamped as received on 18th December 2019, shall be implemented not later than 12 months from the date of commencement of works. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy.

9) No development shall take place until surface water drainage works, designed in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, have been submitted to and approved in writing by the Local Planning Authority.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to national policies within the NPPF and NPPG and local policies EN08 and EN14 of the Manchester Core Strategy.

10) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- o Verification report providing photographic evidence of construction as per design drawings;
- o As built construction drawings if different from design construction drawings;
- o Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development, pursuant to national policies within the NPPF and NPPG and local policies EN08 and EN14 of the Manchester Core Strategy.

11) Prior to the commencement of development a Construction Management Plan shall be submitted to and approved by the Council. The Construction Management Plan shall contain the following:

- o Details of Wheel Washing;
- o Dust suppression measures;
- o Compound locations where relevant;
- o Location, removal and recycling of waste;
- o Routing strategy and swept path analysis;
- o Parking of construction vehicles and staff;
- o Hours of working

The development shall be carried out in accordance with approved details.

Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase, pursuant to Policy DM1 in the Manchester Core Strategy.

12) The development hereby approved shall be implemented in full accordance with the measures as set out within the Design and Access Statement Revision C (JDA Architects) stamped as received by the City Council as local planning authority on 8 April 2020, including: measures to secure predicted carbon emissions and the attainment of specified environmental efficiency and performance. Within 3 months of the completion of the construction of the authorised development a verification statement shall be submitted to and approved in writing, by the City Council as local planning authority, confirming the incorporation of the specified measures at each phase of the construction of the development, including dated photographic documentary evidence of the implementation and completion of required works.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy for the City of Manchester and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Block A, The Oaks Business Park, Crewe Road, Manchester, M23 9BE
V G Tritech, Crewe Road, Manchester, M23 9BE
422 Wythenshawe Road, Manchester, M23 9DD
424 Wythenshawe Road, Manchester, M23 9DD
426 Wythenshawe Road, Manchester, M23 9DD
428 Wythenshawe Road, Manchester, M23 9DD
Mancos Holdings Ltd, Crewe Road, Manchester, M23 9BE
271A Wythenshawe Road, Manchester, M23 9DE
269 Wythenshawe Road, Manchester, M23 9DE
2 Tunshill Road, Manchester, M23 9QB
271 Wythenshawe Road, Manchester, M23 9DE
267 Wythenshawe Road, Manchester, M23 9DE
Waterside Court, Crewe Road, Manchester, M23 9BE
Suite E First Floor, Waterside Court, Crewe Road, Manchester, M23 9BE
Suite F First Floor, Waterside Court, Crewe Road, Manchester, M23 9BE
Ground Floor And First Floor, Waterside Court, Crewe Road, Manchester, M23 9BE
Ground Floor Rear, Waterside Court, Crewe Road, Manchester, M23 9BE
Vacant Part First Floor, Waterside Court, Crewe Road, Manchester, M23 9BE
Acuma Solutions Suite B And C Gnd Floor, Waterside Court, Crewe Road, Manchester, M23 9BE
First Floor, Waterside Court, Crewe Road, Manchester, M23 9BE
Ground Floor Suite A, Waterside Court, Crewe Road, Manchester, M23 9BE
263 Wythenshawe Road, Manchester, M23 9DE
261 Wythenshawe Road, Manchester, M23 9DE
9 Stubbins Close, Manchester, M23 9QD
11 Stubbins Close, Manchester, M23 9QD
265 Wythenshawe Road, Manchester, M23 9DE

Appendix 2 – Planning constraints

Article 4 Direction - Wythenshawe PD Restriction - Class B1(c) To C3
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
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -

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