

Planning

Growth & Development

Delegated officer report for planning application

Application no. 127118/JO/2020

Date registered valid: 9 June 2020

Proposal: Variation of Condition 2 Specified Plans attached to planning permission reference 123335/VO/2019 to allow for the installation of 4 new external lights to the car parking turret for security purposes

Address: Alexandra House, Southcombe Walk, Manchester, M15 5NX

Ward(s): Hulme Ward

Applicant: Promise Amadi, Manchester City Council, Level 8 Town Hall Extension, Mount Street, Manchester, M60 2LA

Agent (if any): Miss Claire Parker, Cassidy + Ashton Group Ltd, 7 East Cliff, Preston, PR1 3JE

Case officer: Dave Morris
Tel: 0161 600 7924
Email: d.morris@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 28 July 2020

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Other

Standard consultations:

Printed: 1 July 2020 Expired: 22 July 2020

Neighbour notifications

Printed: 1 July 2020 Expired: 22 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

Moss Side Leisure Centre is located on the east side of Hulme High Street, opposite Alexandra House. The complex includes a basement car park which incorporates a large two storey turret comprising a lower level of brickwork with tiles above.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is located at the southern end of Hulme High Street in an open space associated with Moss Side Leisure Centre. The main leisure centre is to the north and to the east is an office building. Alexandra House is to the west across Hulme High Street, north of which is Casa Urbana, a mixed scheme comprising commercial units with residential; above. To the south across areas of open space either side of Moss Lane East are residential properties on Quinney Crescent.

Description of development

In June 2019 planning permission reference 123335/VO/2019 was granted for Internal and external refurbishment of Alexandra House, including the installation of roof top plant, landscaping works and the external refurbishment of the Moss Side Leisure Centre underground car park turret. This application seeks to amend the approved scheme through the addition of a single luminaire to each face of the turret. The luminaire would be centrally located. The application includes a lighting assessment.

Consultations & Notification Responses

Local residents businesses

No representations received

Environmental Health - The applicant will need to demonstrate that the additional lighting does not cause light trespass onto into the windows of nearby dwellings and complies with the limitations for exterior lighting for an E3 Environmental zone as defined by the Institute of Lighting Professional and recommend an appropriate condition

Highways - Are satisfied with the proposed installation of external lights to the car parking turret and have no objections to the scheme in principle.

Policy

Core Strategy

The relevant Core Strategy policy is DM1 which seeks to protect the amenity of the area from the adverse impact of development.

Issues

Principle

The principle of providing additional lighting at the entrance to the underground car park to improve security is considered to be acceptable.

Design

The proposed luminaires are located centrally on each face of the turret. In design terms this is considered acceptable and maintains the symmetry of the structure.

Impact on amenity

There is the potential for lighting to cause a loss of amenity. In this case the closest buildings are in commercial or leisure use. The nearest residential properties that directly face the turret are across Moss Lane East and Quinney Crescent. These properties are approximately 95 metres away. There is a block of flats to the south west which are 74 metres away but these do not directly face the site. Finally Casa Urbana is 53 metres to the north west but again does not directly affect the site. On balance it is considered that the proposed lighting would not significantly impact on amenity subject to it adhering the lighting scheme.

Conditions

The conditions attached to the original consent have been transferred to this application and an additional condition relating to lighting added.

Conclusion

On balance the proposed lighting is considered acceptable.

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:

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to issues arising from the consideration of 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 19 September 2022.

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:

AXH-CAA-XX-DR-A-04000,
AXH-CAA-V3-XX-DR-A-02004 rev P4 received 9 June 2020,
AXH-CAA-01-00-DR-A-02101 rev P2, received 16 April 2019
AXH-CAA-01-01-DR-A-02102 rev P2, received 16 April 2019
AXH-CAA-01-02-DR-A-02103 rev P2, received 16 April 2019
AXH-CAA-01-03-DR--A-02104 rev P2 received 16 April 2019
AXH-CAA-01-04-DR-A-02105 rev P2, received 16 April 2019
AXH-CAA-01-05-DR-02106 rev P2, received 16 April 2019
AXH-CAA-01-06-DR-A-02107 rev P2, received 16 April 2019
AXH-CAA-01-07-DR-a_02108 rev P2, received 16 April 2019
AXH-CAA-01-08-DR-A-02109 ref P2, received 16 April 2019
AXH-CAA-01-XX-DR-A-02299 rev P3 received 16 April 2019
AXH-CAA-01-XX-DR-A-02201 rev P3. received 16 April 2019

And the following Supporting documents

Noise Assessment, Reference 42724A.T01 by SRL Technical Services Ltd dated 16 April 2019.
Design and Access Statement by Cassidy and Ash ton dated 11 April 2019
Luxonic FL200 technical details received 9 June 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 hereby approved shall be constructed using the materials specified in the approved drawings, application forms and Design and Access Statement

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.

4) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

5) The details of the approved scheme for the storage of refuse shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - To ensure that there are satisfactory arrangements for the storage of refuse pursuant to Core Strategy policy DM1

6) The details of the approved scheme for the storage of cycles shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - To ensure that there are satisfactory arrangements for the storage of cycles pursuant to Core Strategy policy DM1

7) External lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties. 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 light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria has been met. Any

instances of nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties. pursuant to Core Strategy policy DM1

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

12 Southcombe Walk, Manchester, M15 5NX
4 Southcombe Walk, Manchester, M15 5NX
14 Southcombe Walk, Manchester, M15 5NX
36 Betsham Street, Manchester, M15 5JN
38 Betsham Street, Manchester, M15 5JN
124 Hulme High Street, Manchester, M15 5JP
Moss Side Leisure Centre, Moss Lane East, Manchester, M15 5NN
71 Peregrine Street, Manchester, M15 5PZ
40 Betsham Street, Manchester, M15 5JN
15 Betsham Street, Manchester, M15 5JN
19 Betsham Street, Manchester, M15 5JN
21 Betsham Street, Manchester, M15 5JN
Flat 1, Poplar Court, 156 Moss Lane East, Manchester, M16 7DH
Flat 3, Poplar Court, 156 Moss Lane East, Manchester, M16 7DH
Flat 5, Poplar Court, 156 Moss Lane East, Manchester, M16 7DH
Flat 23, Poplar Court, 156 Moss Lane East, Manchester, M16 7DH
Flat 26, Poplar Court, 156 Moss Lane East, Manchester, M16 7DH
Flat 2, 26A Quinney Crescent, Manchester, M16 7DD
Flat 1, 26A Quinney Crescent, Manchester, M16 7DD
34 Quinney Crescent, Manchester, M16 7DD
32 Quinney Crescent, Manchester, M16 7DD
75 Peregrine Street, Manchester, M15 5PZ
Flat 7, Poplar Court, 156 Moss Lane East, Manchester, M16 7DH
Flat 12, Poplar Court, 156 Moss Lane East, Manchester, M16 7DH
Flat 15, Poplar Court, 156 Moss Lane East, Manchester, M16 7DH
120 Hulme High Street, Manchester, M15 5JP
118 Hulme High Street, Manchester, M15 5JP
32 Betsham Street, Manchester, M15 5JN
Flat 27, Poplar Court, 156 Moss Lane East, Manchester, M16 7DH
Flat 28, Poplar Court, 156 Moss Lane East, Manchester, M16 7DH
Flat 34, Poplar Court, 156 Moss Lane East, Manchester, M16 7DH
Flat 29, Poplar Court, 156 Moss Lane East, Manchester, M16 7DH
146 Hulme High Street, Manchester, M15 5JP
42 Quinney Crescent, Manchester, M16 7DD
30 Quinney Crescent, Manchester, M16 7DD
36 Quinney Crescent, Manchester, M16 7DD
73 Peregrine Street, Manchester, M15 5PZ
69 Peregrine Street, Manchester, M15 5PZ
67 Peregrine Street, Manchester, M15 5PZ
65 Peregrine Street, Manchester, M15 5PZ
16 Southcombe Walk, Manchester, M15 5NX
8 Southcombe Walk, Manchester, M15 5NX
6 Southcombe Walk, Manchester, M15 5NX
18 Southcombe Walk, Manchester, M15 5NX
17 Betsham Street, Manchester, M15 5JN
10 Southcombe Walk, Manchester, M15 5NX
13 Betsham Street, Manchester, M15 5JN
23 Betsham Street, Manchester, M15 5JN
52 Quinney Crescent, Manchester, M16 7DD

Flat 14, Poplar Court, 156 Moss Lane East, Manchester, M16 7DH
Flat 17, Poplar Court, 156 Moss Lane East, Manchester, M16 7DH
Flat 20, Poplar Court, 156 Moss Lane East, Manchester, M16 7DH
Flat 21, Poplar Court, 156 Moss Lane East, Manchester, M16 7DH
126 Hulme High Street, Manchester, M15 5JP
28 Betsham Street, Manchester, M15 5JN
142 Hulme High Street, Manchester, M15 5JP
Flat 10, Poplar Court, 156 Moss Lane East, Manchester, M16 7DH
Flat 11, Poplar Court, 156 Moss Lane East, Manchester, M16 7DH
Flat 19, Poplar Court, 156 Moss Lane East, Manchester, M16 7DH
138 Hulme High Street, Manchester, M15 5JP
132 Hulme High Street, Manchester, M15 5JP
Flat 7, 26A Quinney Crescent, Manchester, M16 7DD
Flat 5, 26A Quinney Crescent, Manchester, M16 7DD
46 Quinney Crescent, Manchester, M16 7DD
38 Quinney Crescent, Manchester, M16 7DD
Flat 8, Poplar Court, 156 Moss Lane East, Manchester, M16 7DH
Flat 18, Poplar Court, 156 Moss Lane East, Manchester, M16 7DH
26 Quinney Crescent, Manchester, M16 7DD
34 Betsham Street, Manchester, M15 5JN
114 Hulme High Street, Manchester, M15 5JP
144 Hulme High Street, Manchester, M15 5JP
54 Quinney Crescent, Manchester, M16 7DD
Flat 4, Poplar Court, 156 Moss Lane East, Manchester, M16 7DH
Flat 6, Poplar Court, 156 Moss Lane East, Manchester, M16 7DH
Flat 2, Poplar Court, 156 Moss Lane East, Manchester, M16 7DH
Flat 9, Poplar Court, 156 Moss Lane East, Manchester, M16 7DH
136 Hulme High Street, Manchester, M15 5JP
134 Hulme High Street, Manchester, M15 5JP
130 Hulme High Street, Manchester, M15 5JP
128 Hulme High Street, Manchester, M15 5JP
140 Hulme High Street, Manchester, M15 5JP
116 Hulme High Street, Manchester, M15 5JP
122 Hulme High Street, Manchester, M15 5JP
30 Betsham Street, Manchester, M15 5JN
Flat 16, Poplar Court, 156 Moss Lane East, Manchester, M16 7DH
Flat 24, Poplar Court, 156 Moss Lane East, Manchester, M16 7DH
Flat 13, Poplar Court, 156 Moss Lane East, Manchester, M16 7DH
Flat 25, Poplar Court, 156 Moss Lane East, Manchester, M16 7DH
Flat 22, Poplar Court, 156 Moss Lane East, Manchester, M16 7DH
Flat 30, Poplar Court, 156 Moss Lane East, Manchester, M16 7DH
Flat 31, Poplar Court, 156 Moss Lane East, Manchester, M16 7DH
Flat 32, Poplar Court, 156 Moss Lane East, Manchester, M16 7DH
Flat 33, Poplar Court, 156 Moss Lane East, Manchester, M16 7DH
112A Hulme High Street, Manchester, M15 5JP
112 Hulme High Street, Manchester, M15 5JP
Flat 9, 26A Quinney Crescent, Manchester, M16 7DD
Flat 4, 26A Quinney Crescent, Manchester, M16 7DD
Flat 3, 26A Quinney Crescent, Manchester, M16 7DD
Flat 8, 26A Quinney Crescent, Manchester, M16 7DD
Flat 6, 26A Quinney Crescent, Manchester, M16 7DD
Poplar Court, 156 Moss Lane East, Manchester, M16 7DH
50 Quinney Crescent, Manchester, M16 7DD
48 Quinney Crescent, Manchester, M16 7DD

44 Quinney Crescent, Manchester, M16 7DD
28 Quinney Crescent, Manchester, M16 7DD
40 Quinney Crescent, Manchester, M16 7DD
6 Rook Street, Manchester, M15 5PS

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 -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH