MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141569/FO/2024
Date registered valid:	9 December 2024
Proposal:	Elevational alterations to ground floor entrance
Address:	Scotscroft, Towers Business Park, Wilmslow Road, Manchester, M20 2RY
Ward(s):	Didsbury East Ward
Applicant:	KW Towers Ltd
Agent (if any):	Miss Amy Murphy, JLL
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**3rd February 2025**



Application details

Type of application: Full Application Consent
Development type: Minor Other
Standard consultations:
Printed: 11 December 2024 Expired: 4 January 2025
Neighbour notifications
Printed: 11 December 2024 Expired: 4 January 2025
Site notice
Posted: 8 January 2025 Expired: 24 February 2025
Press advert
Published: 17 December 2024 Expired: 7 January 2025
Departure from Development Plan: No
Environmental Statement: Not required

Description of site/building

The site/building is located within the Towers Business Park sited within the Didsbury St. James Conservation Area in the South area of Manchester. The building is modern brick build with large expanse of glazing accommodating officers/commercial uses.



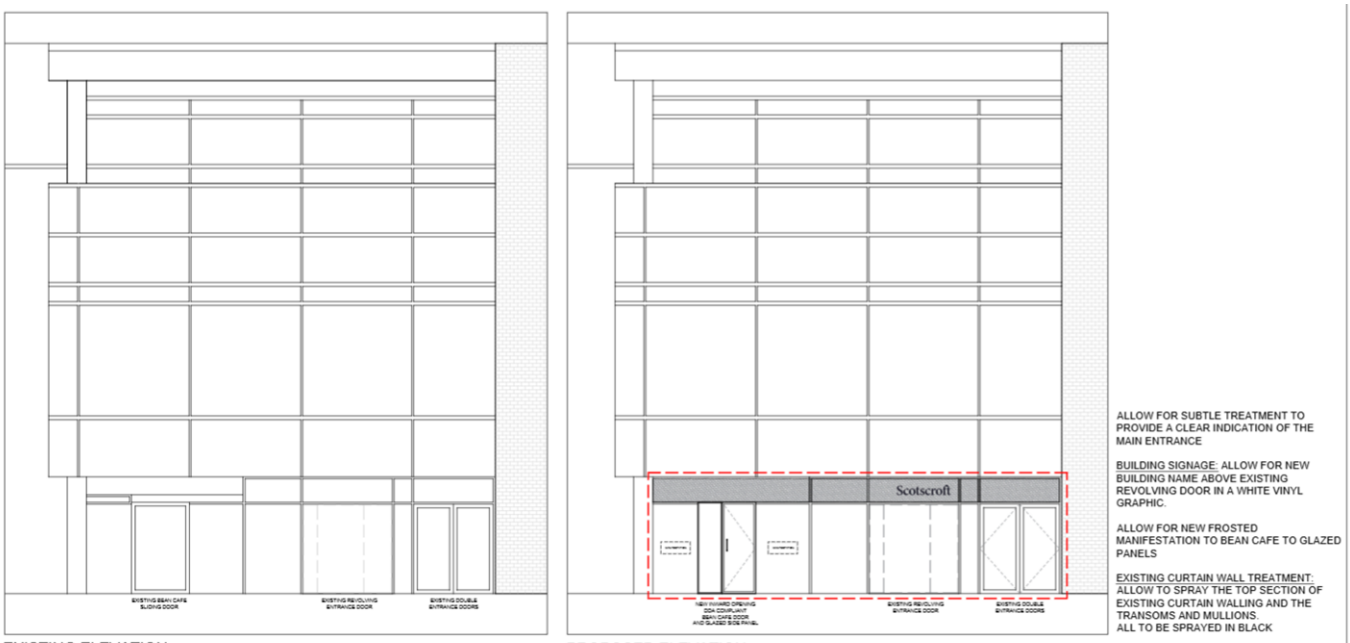
Listed building: Not applicable
Conservation area: Didsbury St James Conservation Area 1970
Tree Preservation Order: Not applicable

Description of area

This area is predominantly commercial/offices with residential

Description of development

The applicant is seeking planning permission for the elevational alterations to ground floor entrance.



EXISTING ELEVATION

PROPOSED ELEVATION

Consultations & Notification Responses

Local residents/public opinion – No comments, objections or representations in support of the application have been received.

Policy & Issues

The following policies are considered relevant in the consideration of this application.

o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
o Policy DM 1 - Development Management
o Policy SP1 - Spatial Principles
o Policy EN1 - Design Principles
o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development
JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to accord with the principles of this policy.

Principle of the Proposal

The principle of the proposal is acceptable in that the applicant proposes to update the entrance so that it is DDA compliant. Notwithstanding this, consideration must be given to the proposed

developments impact upon existing levels of residential amenity, design and appearance and access.

History

There are 66 previous applications relating to this site in relation to tree works, creation of a coffee shop, photovoltaic panels, external louvres, replacement of existing refuse, cycle storage and smoking shelters with new facilities site wide and creation of living walls at Kingston House and Honeywell House, installation of internally illuminated fascia sign and vinyl banners on shopfront, demolition of building and erection of office building.

Residential Amenity

The applicant proposes the removal of an existing entrance comprising sliding doors and replacing with a modern inward DDA compliant opening. The door would be full height glazing with glazed side panels Aluminium framed sprayed black to match the existing materials of the front elevation which are considered to be acceptable. It is considered that the works would not adversely affect the appearance of the building or visual amenity within the area.

Given the distance between the nearest dwellings and the site of the proposed changes, it is not considered that the proposal will have a detrimental impact upon the existing levels of residential amenity enjoyed by the occupants of those properties which are located outside of the site.

Design and Appearance

The proposed changes are of standard design and appearance; and as previously mentioned, in terms of proposed materials, the entrance door would be a modern inward opening with matching materials Aluminium framed glazed doors sprayed black

It is considered that the external design and appearance of the proposed development creates no significant impact upon visual amenity or upon the character of the existing building. Therefore, there would be no undue impact upon visual amenity or upon the character of the existing building or surrounding area. A materials condition has also been attached to ensure that materials are adhered to, pursuant with National Planning Policy Framework; The Manchester Core Strategy Development Plan Document Policies SP1 and DM1.

Access

The new entrance is located within the west side entrance of the building facing other commercial blocks set back considerably from the main road. The new entrance would provide ease of access and egress into and out of the building for occupiers and visitors and would be fully accessible and useable by disabled persons as outlined in the application form.

Impact on the Didsbury St. James Conservation Area

The proposal is considered to provide less than substantial harm that is outweighed by the benefits of the scheme.

The proposal would be located in a suitable position and would not interfere with the existing characteristics of the conservation area. Material choice would be an acceptable selection for the conservation area.

On balance, it is believed that the proposal would enhance the character of the Conservation Area which is considered accords with Core Strategy Policy EN3 and saved Unitary Development Plan policy DC18.

Conclusion

Overall the City Council considers that the proposal complies with policies SP1 and DM1 of the Core Strategy.

Other Legislative Requirements
Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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

Positive and proactive working - Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during 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 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:

Received 9th December 2024 numbered 2004_00_110 Revision A Proposed Ground Floor

Received 22nd November 2024 numbered 2004_EX_ Revisions C Existing and Proposed Front Elevations

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 to be used on the external surfaces hereby permitted shall match those as specified on the application form, in type, size, colour and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure, pursuant to policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Didsbury Civic Society

Kingston House Ground Floor, Towers Business Park, Wilmslow Road, Manchester, M20 2LD
Pioneer House British Airways Plc, Towers Business Park, Wilmslow Road, Manchester, M20 2BA
Car Spaces, Ocean House Towers Business Park, Wilmslow Road, Manchester, M20 2LY
Ground Floor, Ocean House Towers Business Park, Wilmslow Road, Manchester, M20 2LY
Second Floor, Ocean House Towers Business Park, Wilmslow Road, Manchester, M20 2LY
Adamson House Part First Floor, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House, Towers Business Park, Wilmslow Road, Manchester, M20 2YY
Adamson House Ground Floor Suite G20, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G04, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G32, 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 110, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G11, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G21, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Suite 15, Egerton House, Wilmslow Road, Manchester, M20 2DX
GREENERGY INTERNATIONAL LIMITED, Suite 12, Egerton House, Wilmslow Road, Manchester, M20 2DX
Basement, Scotscroft Towers Business Park, Wilmslow Road, Manchester, M20 2RY
Suite C, Scotscroft Towers Business Park, Wilmslow Road, Manchester, M20 2RY
Adamson House First Floor Suite B, 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 106, 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 G17, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 105, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Howley And Rooms 11 To 15 And K, The Towers, Wilmslow Road, Manchester, M20 2SL
Second Floor, Kingston House Towers Business Park, Wilmslow Road, Manchester, M20 2LX
Ground Floor, The Towers, Wilmslow Road, Manchester, M20 2SL
The Atrium, Towers Business Park, Wilmslow Road, Manchester, M20 2SL
Ground Floor, Scotscroft Towers Business Park, Wilmslow Road, Manchester, M20 2RY
Adamson House First Floor Suite 102A, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Part Ground Floor, 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 122, 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 G131, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G08, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 117, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G29, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 104, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G06, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 113, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Suite 10 And Suite 14, Egerton House, Wilmslow Road, Manchester, M20 2DX
Ground Floor, Egerton House, Wilmslow Road, Manchester, M20 2DX
Suite 13, Egerton House, Wilmslow Road, Manchester, M20 2DX
Basement, The Towers, Wilmslow Road, Manchester, M20 2LS
First Floor, The Towers, Wilmslow Road, Manchester, M20 2LS
Kingston House Part First Floor, Towers Business Park, Wilmslow Road, Manchester, M20 2LD
Ocean House, Towers Business Park, Wilmslow Road, Manchester, M20 2LY
Adamson House First Floor Suite 123, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G35, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 114, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G15, 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 115, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Suite 2, Egerton House, Wilmslow Road, Manchester, M20 2DX
Ground Floor Room 21, The Towers, Wilmslow Road, Manchester, M20 2SL
First Floor, Ocean House Towers Business Park, Wilmslow Road, Manchester, M20 2LY
Adamson House Ground Floor Suite G02, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G22, 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 G07, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Second Floor, 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 120, Towers Business Park, Wilmslow Road, Manchester, M20 2SA

Adamson House Ground Floor Suite G09, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Suite 9, Egerton House, Wilmslow Road, Manchester, M20 2DX
Suite 11, Egerton House, Wilmslow Road, Manchester, M20 2DX
Ground Floor Suite C, The Towers, Wilmslow Road, Manchester, M20 2LS
Worthington House, Towers Business Park, Wilmslow Road, Manchester, M20 2HJ
The Coffee Hub, Scotscroft Towers Business Park, Wilmslow Road, Manchester, M20 2RY
Adamson House First Floor Suite 108, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 102, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 125, 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 G38, 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 G10, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Egerton House, Towers Business Park, Wilmslow Road, Manchester, M20 2DX
Suite D The Pavilion, Towers Business Park, Wilmslow Road, Manchester, M20 2LS
The Towers, Towers Business Park, Wilmslow Road, Manchester, M20 2EZ
Ground Floor, Kingston House Towers Business Park, Wilmslow Road, Manchester, M20 2LX
Adamson House First Floor Suite 116, 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 G26, 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 G34, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Suite 3 And 4, Egerton House, Wilmslow Road, Manchester, M20 2DX
Second Floor, The Towers, Wilmslow Road, Manchester, M20 2LS
The Pavilion, Towers Business Park, Wilmslow Road, Manchester, M20 2LS
Kingston House, Towers Business Park, Wilmslow Road, Manchester, M20 2LX
Suite 3 Second Floor The Towers, Towers Business Park, Wilmslow Road, Manchester, M20 2SL
Adamson House Ground Floor Suite G23, 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 101, 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 G19, 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 G28, Towers Business Park, Wilmslow Road, Manchester, M20 2SA

Suite 5, Egerton House, Wilmslow Road, Manchester, M20 2DX
Suite 6 To 8, Egerton House, Wilmslow Road, Manchester, M20 2DX
THE HILL GROUP LTD, Suite 1, Egerton House, Wilmslow Road, Manchester, M20 2DX
Suite 16, Egerton House, Wilmslow Road, Manchester, M20 2DX

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
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 AREA