

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141410/FO/2024

Date registered valid: 14 November 2024

Proposal: Proposed single storey rear extension to existing building.

Address: Potato Wharf Marketing Suite, Potato Wharf, Manchester, M3 4NB

Ward(s): Deansgate Ward

Applicant: Mr Jitwar Singh 4 Pillars Investments (Manchester) Ltd

Agent (if any): Mr Alan Davies Northern Design (Oldham)

Case officer: James Bridgman
Tel: 0161 219 6202
Email: james.bridgman@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 6 January 2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 20 November 2024

Standard consultations:

Printed: 18 November 2024 Expired: 9 December 2024

Neighbour notifications

Printed: 18 November 2024 Expired: 9 December 2024

Site notice

Posted: 20 November 2024 Expired: 11 December 2024

Press advert

Published: 26 November 2024 Expired: 17 December 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order: Not applicable

This application refers to the Potato Wharf Marketing Suite in at No.40 Potato Wharf in Castlefield.

The permanent structure with an adjoining substation was given planning permission in March 2007 under app reference no. 08229/FO/2007/C3 with an approved use as Sui Generis.

In June 2020, application 126718/FO/2020 was granted for a flexible use as either a Professional and / or Financial Services Office (Use Class A2) or as a Business premises (B1a).

Description of development

Permission is sought for the erection of a single storey rear extension with a rear projection of 2.8m. The extension will project 0.54m from the side and will taper for 6.74m as shown below in Figure 1.

The extension will be constructed in matching cladding.

There will be a set of bi-folding doors to the side elevation of the building.

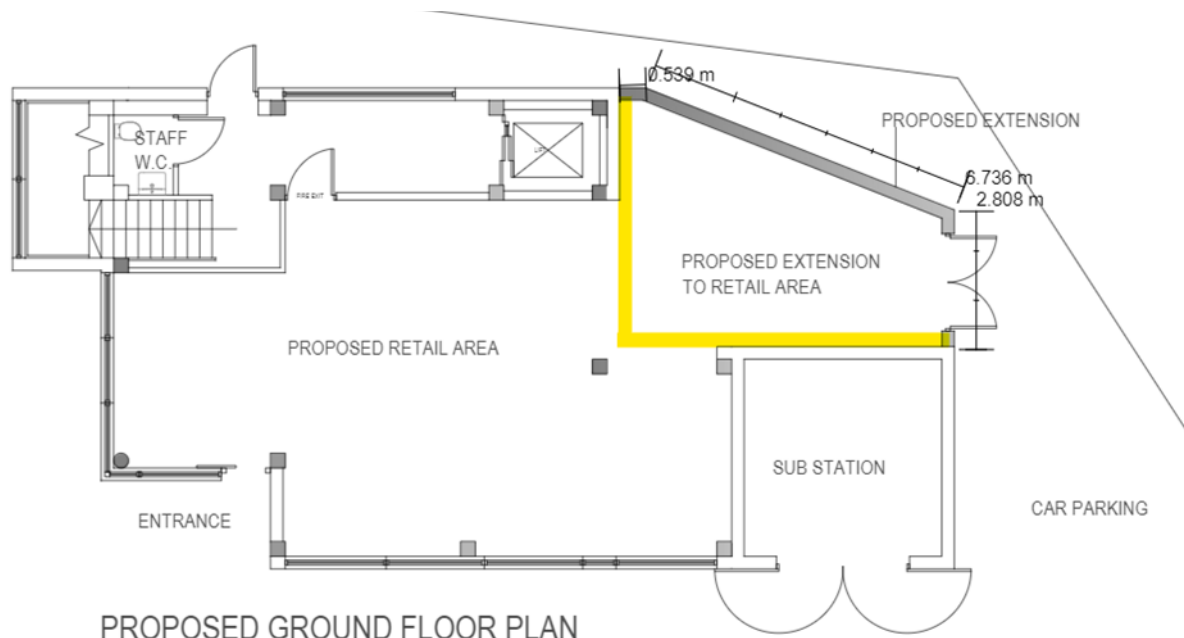


Figure 1 – Proposed Ground Floor Plan showing highlighted extension with measurements.

Consultations & Notification Responses

Highway Services – No objections

Environmental Health – No objections

Policy

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy CC9 – Design and Heritage
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings

National Planning Policy Framework (NPPF)

- Chapter 6 – Building a strong, competitive economy
- Chapter 7 – Ensuring the vitality of town centres
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

The Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Strat2 – City Centre
- Policy JP-P1 - Sustainable Places
- Policy JP-P2 – Heritage

Issues

Visual amenity

The proposal consists of a relatively modest side and rear extension and will be constructed in matching cladding. The proposal is considered to appear coherent and in keeping with the existing building.

The extension will be sited behind an existing single storey side projection (substation) and there will be limited visibility from public viewpoint.

The proposed extension is not considered affect the setting of any nearby listed buildings such as the Giant Basis and the pair of arches over the River Medlock. Additionally, the proposal would not result in any harm to the appearance or character of the Castlefield conservation area.

Highways

The site is within a sustainable location and given the small scale of the development, it is not anticipated there would be any significant increase in the number of vehicular trips.

The existing on-site parking arrangements are unaffected with the retention of one space.

The development would not result in any harm to the highway network.

Waste

The existing waste management and servicing arrangements are unaffected.

Access

The building has level access into and throughout the building.

Trees

There is a small tree located to the rear of the building with a stem diameter of less than 75mm when measured from a height of 1.5m. This is shown on the Proposed Site Plan.

Following a site visit, it is likely the canopy of the tree will need to be reduced to facilitate the proposed extension. A condition requiring details of the works will need to be submitted and approved by the LPA.

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 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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

Condition(s) to be attached to decision for approval

- 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:

- Proposed Ground Floor Plan: Drawing No.03 Rev B
- Proposed Elevations: Drawing No.05 Rev A

All stamped as received by the City Council as Local Planning authority on the Received 30 October 2024.

- Proposed Site Plan: Drawing No.07 Rev A

All stamped as received by the City Council as Local Planning authority on the 8 January 2025

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 and the National Planning Policy Framework.

- 3) Prior to the commencement of development, all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local

Planning Authority. This shall include the submission of samples and specifications of all materials to be used on all external elevations along with jointing and fixing details.

The approved materials shall then be implemented as part of the development.

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) Prior to the commencement of the development, a Tree Survey and Arboricultural Method Statement shall be submitted to and approved in writing by the City Council as local planning authority. The Method Statement shall include details of the works to adjacent trees and any tree protection measures. The works shall be implemented in accordance with the approved details.

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) Pursuant to the details submitted under condition 4, in this condition "retained tree" means an existing tree, shrub or hedge which is to be retained as shown on the Proposed Site Plan Drawing No.07 Rev A; 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 and details in the Arboricultural Appraisal 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. Photographic evidence of the protection measures in place shall be submitted to and approved in writing by the local before works commence on site.

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.

Informative

- 1) The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk
- 2) The applicant is required to discuss and agree any requirements for temporary traffic and pedestrian management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Flat 105, 37 Potato Wharf, Manchester, M3 4BB
Flat 706, 37 Potato Wharf, Manchester, M3 4BD
Flat 108, 37 Potato Wharf, Manchester, M3 4BB
Flat 509, 37 Potato Wharf, Manchester, M3 4BD
Flat 708, 37 Potato Wharf, Manchester, M3 4BD
Flat 304, 37 Potato Wharf, Manchester, M3 4BB
Flat 502, 37 Potato Wharf, Manchester, M3 4BD
Flat 204, 37 Potato Wharf, Manchester, M3 4BB
Flat 103, 37 Potato Wharf, Manchester, M3 4BB
Flat 305, 37 Potato Wharf, Manchester, M3 4BB
Flat 711, 37 Potato Wharf, Manchester, M3 4BD
Flat 102, 37 Potato Wharf, Manchester, M3 4BB
Flat G13, 37 Potato Wharf, Manchester, M3 4BB
Flat 107, 37 Potato Wharf, Manchester, M3 4BB
Flat 111, 37 Potato Wharf, Manchester, M3 4BB
Flat 611, 37 Potato Wharf, Manchester, M3 4BD
Flat 201, 37 Potato Wharf, Manchester, M3 4BB
Flat 209, 37 Potato Wharf, Manchester, M3 4BB
Flat 113, 37 Potato Wharf, Manchester, M3 4BB
Flat 508, 37 Potato Wharf, Manchester, M3 4BD
Flat 408, 37 Potato Wharf, Manchester, M3 4BD
Flat 307, 37 Potato Wharf, Manchester, M3 4BB
Flat 510, 37 Potato Wharf, Manchester, M3 4BD
Flat 206, 37 Potato Wharf, Manchester, M3 4BB
Flat 212, 37 Potato Wharf, Manchester, M3 4BB
Flat 604, 37 Potato Wharf, Manchester, M3 4BD
Flat 608, 37 Potato Wharf, Manchester, M3 4BD
Flat 412, 37 Potato Wharf, Manchester, M3 4BD
Flat 405, 37 Potato Wharf, Manchester, M3 4BD
Flat 402, 37 Potato Wharf, Manchester, M3 4BD
Flat 214, 37 Potato Wharf, Manchester, M3 4BB
Flat 208, 37 Potato Wharf, Manchester, M3 4BB
Flat 112, 37 Potato Wharf, Manchester, M3 4BB
Flat 114, 37 Potato Wharf, Manchester, M3 4BB
Flat 614, 37 Potato Wharf, Manchester, M3 4BD
Flat G07, 37 Potato Wharf, Manchester, M3 4BB
Flat 106, 37 Potato Wharf, Manchester, M3 4BB
Flat 314, 37 Potato Wharf, Manchester, M3 4BB
Flat 309, 37 Potato Wharf, Manchester, M3 4BB
Flat 609, 37 Potato Wharf, Manchester, M3 4BD

Flat 512, 37 Potato Wharf, Manchester, M3 4BD
Flat G10, 37 Potato Wharf, Manchester, M3 4BB
Flat 704, 37 Potato Wharf, Manchester, M3 4BD
Flat 410, 37 Potato Wharf, Manchester, M3 4BD
Flat 514, 37 Potato Wharf, Manchester, M3 4BD
Flat 602, 37 Potato Wharf, Manchester, M3 4BD
Flat G11, 37 Potato Wharf, Manchester, M3 4BB
Flat G06, 37 Potato Wharf, Manchester, M3 4BB
Flat 308, 37 Potato Wharf, Manchester, M3 4BB
Flat 211, 37 Potato Wharf, Manchester, M3 4BB
Flat 311, 37 Potato Wharf, Manchester, M3 4BB
Flat G09, 37 Potato Wharf, Manchester, M3 4BB
Flat 506, 37 Potato Wharf, Manchester, M3 4BD
Flat 202, 37 Potato Wharf, Manchester, M3 4BB
Flat 607, 37 Potato Wharf, Manchester, M3 4BD
Flat 613, 37 Potato Wharf, Manchester, M3 4BD
Flat G12, 37 Potato Wharf, Manchester, M3 4BB
Flat 603, 37 Potato Wharf, Manchester, M3 4BD
Flat 714, 37 Potato Wharf, Manchester, M3 4BD
Flat 407, 37 Potato Wharf, Manchester, M3 4BD
Flat 109, 37 Potato Wharf, Manchester, M3 4BB
Flat 703, 37 Potato Wharf, Manchester, M3 4BD
Flat 302, 37 Potato Wharf, Manchester, M3 4BB
Flat G08, 37 Potato Wharf, Manchester, M3 4BB
Flat 504, 37 Potato Wharf, Manchester, M3 4BD
Flat G05, 37 Potato Wharf, Manchester, M3 4BB
Flat 709, 37 Potato Wharf, Manchester, M3 4BD
Flat 310, 37 Potato Wharf, Manchester, M3 4BB
Flat 413, 37 Potato Wharf, Manchester, M3 4BD
Flat 203, 37 Potato Wharf, Manchester, M3 4BB
Flat 712, 37 Potato Wharf, Manchester, M3 4BD
Flat 601, 37 Potato Wharf, Manchester, M3 4BD
Flat 303, 37 Potato Wharf, Manchester, M3 4BB
Flat G03, 37 Potato Wharf, Manchester, M3 4BB
Flat 312, 37 Potato Wharf, Manchester, M3 4BB
Flat 306, 37 Potato Wharf, Manchester, M3 4BB
Flat 511, 37 Potato Wharf, Manchester, M3 4BD
Flat 701, 37 Potato Wharf, Manchester, M3 4BD
Flat 409, 37 Potato Wharf, Manchester, M3 4BD
Flat 505, 37 Potato Wharf, Manchester, M3 4BD
Flat 301, 37 Potato Wharf, Manchester, M3 4BB
Flat 501, 37 Potato Wharf, Manchester, M3 4BD
Flat 713, 37 Potato Wharf, Manchester, M3 4BD
Flat 313, 37 Potato Wharf, Manchester, M3 4BB
Flat 207, 37 Potato Wharf, Manchester, M3 4BB
Flat 610, 37 Potato Wharf, Manchester, M3 4BD
Flat G02, 37 Potato Wharf, Manchester, M3 4BB
Flat 414, 37 Potato Wharf, Manchester, M3 4BD
Flat 205, 37 Potato Wharf, Manchester, M3 4BB
Flat 406, 37 Potato Wharf, Manchester, M3 4BD
Flat 702, 37 Potato Wharf, Manchester, M3 4BD
Flat 101, 37 Potato Wharf, Manchester, M3 4BB
Flat 401, 37 Potato Wharf, Manchester, M3 4BD
Flat 710, 37 Potato Wharf, Manchester, M3 4BD

Flat 513, 37 Potato Wharf, Manchester, M3 4BD
Flat 403, 37 Potato Wharf, Manchester, M3 4BD
Flat 507, 37 Potato Wharf, Manchester, M3 4BD
Flat 210, 37 Potato Wharf, Manchester, M3 4BB
Flat 213, 37 Potato Wharf, Manchester, M3 4BB
Flat 404, 37 Potato Wharf, Manchester, M3 4BD
Flat 606, 37 Potato Wharf, Manchester, M3 4BD
Flat 104, 37 Potato Wharf, Manchester, M3 4BB
Flat 503, 37 Potato Wharf, Manchester, M3 4BD
Flat G04, 37 Potato Wharf, Manchester, M3 4BB
Flat G01, 37 Potato Wharf, Manchester, M3 4BB
Flat 705, 37 Potato Wharf, Manchester, M3 4BD
Flat 411, 37 Potato Wharf, Manchester, M3 4BD
Flat 110, 37 Potato Wharf, Manchester, M3 4BB
Flat 707, 37 Potato Wharf, Manchester, M3 4BD
Flat 605, 37 Potato Wharf, Manchester, M3 4BD
Flat 612, 37 Potato Wharf, Manchester, M3 4BD

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Castlefield Conservation Area 1979
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL