



CAROLINE TAMWORTH PLANNING

Planning and Development

**OUTLINE PLANNING APPLICATION
LAYOUT AND SCALE TO BE CONSIDERED.
ACCESS, APPEARANCE AND LANDSCAPING RESERVED.**

FOUR STOREY BUILDING CONTAINING 27 NO. APARTMENTS

**LAND AT THE JUNCTION OF COCKCROFT STREET AND ROCHDALE
ROAD, HARPURHEY, MANCHESTER, M9 8AE**

HERITAGE & PLANNING STATEMENT

Prepared on Behalf Of

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CT1159

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1.0 The Site

1.1 The application relates to a vacant site at the junction of Cockcroft Street and Rochdale Road on the edge of the district centre of Harpurhey. Until around 2000 the site was occupied by a petrol filling station.



The application site

1.2 The Dawateislami Islamic and Education Centre, formerly the Farm Yard Hotel, abuts the site to the south. To the north is the Valentine Medical Centre and to the west are terraced residential properties. Rochdale Road fronts the site to the east beyond which is an expanse of soft landscaping and Edward Grant Court. The wider surrounding area is a mix of residential properties with the four storey building occupied by the Harpurhey Campus of The Manchester College appearing dominant within the street scene to the south east.

1.3 There is a dropped kerb providing vehicular access from Cockcroft Street and the site is enclosed by wire mesh fencing.



Dawateislami Islamic and Education Centre (former Farm Yard Hotel)



Valentine Medical Centre

2.0 The Proposal

2.1 Outline planning permission is sought for the erection of a part single, part two and part four storey building on the site which will contain 27 No. one and two bedroom apartments.

2.2 The ground floor will comprise two apartments, lobby, post room, plant room, refuse and recycling room, secure cycle storage facilities and a gated 10-space car park with electric vehicle charging points, the entrance to which will be from Cockcroft Street.

2.3 There will be 9 No. apartments to the first floor and 8 No. apartments on each of the second and third floors.

2.4 The main entrance to the building will be from Rochdale Road and the upper floors will be accessed either by lift or stairs.

2.5 Apartment 1 will have direct access to a private garden area and the remainder of the units will have use of a communal amenity space to the south of the building. Soft and hard landscaping will be provided around the site, including low level hedging to the Rochdale Road frontage. Planted green roofing and photovoltaic panels are proposed to the roofscape.

2.6 Detailed plans have been prepared by Studio KMA.



Extract from KMA Studios' Proposed Ground Floor Plan

3.0 Planning History

3.1 There are four previous planning applications relating to the site showing on the Council's website.

3.2 The first is for the use of the former petrol filling station and repair garage for the sale and repair of cars (F12260). The application was approved with conditions in March 1980.

3.3 The second application is for a replacement petrol filling station following the demolition of the existing (28049) which was approved with conditions in January 1987.

3.4 The third application is for the erection of three non-illuminated advertisement hoardings (062228/AOH/NORTH1/01) dated May 2001. The application was refused in September 2001 and later dismissed at appeal in January 2002. The reasons for refusal related to their overly dominant and visual obtrusiveness within the street scene and also the perceived harm that would be caused to the adjacent building and nearby listed Harpurhey Baths.

3.5 The most recent application is for the change of use of the site to allow the operation of a hand car wash and valeting centre, including the siting of two temporary buildings and erection of palisade fencing (098664/FO/2012/N1) and was dated March 2012. This application was also refused with the reasons cited as the introduction of an unacceptable use in a predominantly residential area that would be out of character with surrounding land uses, pose a risk of noise and disturbance to nearby residents and be and detrimental to the visual amenity of the area. An appeal against the refusal was dismissed in March 2013 with the Inspector concluding that, although the potential for noise and disturbance could be controlled by a condition, he agreed with the Council that the design and layout of the proposal would not make a positive contribution to the character and appearance of the area or support the regeneration that has taken place.

4.0 Planning Policy Context, Design & Access

4.1 The site falls within North Manchester on the Core Strategy Development Plan Proposals Map but is unallocated for any primary purpose. Rochdale Road is highlighted as a Major Road and Rail Environmental Improvement Corridor.

4.2 The following Core Strategy policies are relevant:-

- | | | |
|--------------|---|---------------------------|
| • Policy SP1 | - | Spatial Principles |
| • Policy H1 | - | Overall Housing Provision |
| • Policy H3 | - | North Manchester |
| • Policy EN3 | - | Heritage |

- Policy EN6 - Target Framework for CO2 reductions from low or zero carbon energy supplies
- Policy EN8 - Adaptation to Climate Change
- Policy EN9 - Green Infrastructure
- Policy DM1 - Development Management
- Policy T2 - Accessible Areas of Opportunity and Need

4.3 The following policies of the Places for Everyone Development Plan (PfE) are also relevant:

- Policy JP-C1 - An Integrated Network
- Policy JP-G8 - A Net Enhancement of Biodiversity and Geodiversity
- Policy JP-H1 - Scale, Distribution and Phasing of New Housing Development
- Policy JP-H2 - Affordability of New Housing
- Policy JP-H3 - Type, Size and Design of New Housing
- Policy JP-P1 - Sustainable Places
- Policy JP-P2 - Heritage
- Policy JP-S1 - Sustainable Development
- Policy JP-S2 - Carbon and Energy
- Policy JP-S4 - Flood Risk and the Water Environment

4.4 Advice contained within the recently revised National Planning Policy Framework (NPPF) is also relevant.

Core Strategy Policies SP1 & T2 and PfE Policies JP-P1 & JP-S1

4.5 Core Strategy policy SP1 promotes the creation of neighbourhoods of choice with high quality development focused within district centres. There is an emphasis on accessibility, in particular walking, cycling and public transport and improving sustainable access to jobs, services and education.

4.6 A 2024 addendum to the Core Strategy states that policy JP-S1 of the PfE replaces part of Core Strategy policy SP1. PfE policy JP-S1 seeks:

“To help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.”

4.7 Core Strategy policy T2 seeks to actively manage the pattern of new development to ensure accessibility and connectivity.

4.8 PfE policy JP-P1 supports environmentally responsible development and prioritises energy efficiency and biodiversity. It promotes sustainable land use, community well-being and balanced economic growth whilst protecting natural and built environments.

4.9 In line with these policies, the proposal makes good use of an existing previously developed site within a sustainable location, close to public transport routes. The site is located on the edge of the district centre of Harpurhey with a wide range of shops and services close by along Rochdale Road. There is excellent access to educational and community facilities and areas of recreational open space. The site is well connected to public transport and walking and cycling are also feasible modes of transport. The nearest Metrolink stop is in Monsall to the south east which is a ten minute bus journey away.

Core Strategy Policy H1 and PfE Policies JP-H1, JP-H2 & JP-H3

4.10 Core Strategy policy H1 seeks to create mixed communities by:

“providing house types to meet the needs of a diverse and growing Manchester population, including elderly people, disabled people, people with specific support requirements.....”.

4.11 PfE policies JP-H1 and JP-H2 support affordable, diverse high-quality housing to meet local needs, while JP-H3 promotes sustainable, well-designed neighbourhoods with inclusive, accessible homes to promote community well-being.

4.12 Living within a city, town or district centre is proven to increase opportunities for socialising due to a higher density of people and sense of community, providing frequent opportunities for social interaction, which is directly linked to improved mental health and wellbeing. Such locations also provide access to cultural activities such as museums, theatres, cinemas, and restaurants which all contribute to a more active social and cultural life, which can enhance life satisfaction and reduce feelings of loneliness or isolation and improve mental health.

4.13 The development will provide a good mix of one and two bedroom apartments suitable to meet the needs of single, two and three person households. Access for the disabled has been considered as an integral element of the design process and the building, apartments and external areas will be fully accessible.

Core Strategy Policy H3

4.14 Policy H3 seeks to prioritise family housing and high-quality development. However, the policy also states that higher density housing will be accepted within Harpurhey district centre along high frequency public transport routes.

4.15 In order to maximise the potential of this highly sustainable previously developed site it is considered that a multi-storey apartment development is appropriate.

Core Strategy Policy EN3 & PfE Policy JP-P2

4.16 The application site is located within proximity to the Grade II listed Harpurhey Baths and Laundry which is to the south east at the corner of Shepherd Street and Rochdale Road. As such, an assessment of the potential impact of the proposed development on these heritage assets has been undertaken.

4.17 Core Strategy policy EN3 requires that:

“New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.”

4.18 PfE Policy JP-P2 states:

“Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.”

4.19 Section 16 of the NPPF – Conserving and Enhancing the Historic Environment - requires the applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. It states that the level of detail should be proportionate to the assets’ importance, and no more than is sufficient to understand the potential impact of the proposal on their significance.



Harpurhey Baths and Laundry - Image taken by David Dixon, Geograph

4.20 According to 'Baths and Wash Houses Historical Archive' (www.bathsandwashhouses.co.uk):-

"Harpurhey Baths was constructed by Manchester City Council at a cost of £39,495 and is located on Rochdale Road Manchester.

It was built during 1909 – 1910 and opened 29th October 1910.

Manchester City Council's first architect Mr Henry Price designed the building.

The establishment had a similar external and internal appearance to Bradford Baths, Barmouth Street, Manchester.

The building was listed in 1994 and closed as a public swimming pool in 2001.

The Carnegie United Kingdom Trust Report on Public Baths and Wash-Houses in the United Kingdom By Agnes Campbell B. A. 1918 details the building as having the following:

Three swimming pools:

75ft x 25ft

75ft x 30ft

66ft x 25ft

48 Male Slipper Baths

18 Female Slipper Baths

Public Wash House with 40 stalls."

4.21 The Historic England listing description reads:

"Public baths and laundry. 1909-10. Red brick and buff terracotta, slate roofs. Large irregular plan, with entrance / office block at north-west corner, swimming pool to rear of this, and former laundry area to south, with tall chimney. Two-and-a-half storey entrance block in neo-Baroque style, 5 bays, with orange terracotta plinth, buff terracotta pilasters and mutule cornice, the 2nd and 4th bays with keyed round-headed arched doorways, cornices arched over them, and attic storeys with semi-circular open pediments; otherwise, round-headed windows at ground floor (glazing altered), 3-light sashes at 1st floor (except for 1-light sash in centre), and segmental-headed sashes in the 2 attics, all these windows with keyed terracotta surrounds and all the sashes with glazing bars in the upper leaves only. Hipped roof and side-wall chimneys with terracotta bands. Left return wall in similar but simpler style, linked by 3 short lower sections to gable end of swimming hall, which has glazed roof louvre. Interior: much original fitting and decoration in Art Nouveau style, including glazed tiling to entrance hall and staircase, copper commemoration plaque, galleried swimming pool hall with plunge-bath cubicles on gallery, most with original stained glass panels and some with original baths."

4.22 NPPF Paragraph 205 states that:-

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”.

4.23 In terms of impact, the application site is located to the opposite side of Rochdale Road and slightly to the north west of the Baths which provides a clear separation between the proposed development and the heritage asset. The adjacent former Farm Yard Hotel has a closer relationship with the baths than the application site in terms of proximity and character. The Baths is flanked immediately to its south by a four storey building occupied by the Harpurhey Campus of The Manchester College and has a modern three storey residential development located directly opposite. It is these developments that are within the immediate setting of the heritage asset in the streetscene and as a result the introduction of the proposed apartment building will have a neutral impact on its setting.

4.24 Although not listed, the Farmyard Hotel building to the south, now occupied by the Islamic and Education centre, is a key building of interest dating back to 1896.



The Farmyard Hotel

4.25 During the 20th century the building operated as a public house until it closed permanently in 2008.

4.26 The presence of these key buildings, whose heritage significance is high, required the need to take a conservation-led approach to design. The Design & Access Statement prepared by KMA Studios addresses how the relationship between the proposed development and the adjacent building of interest. The proposed building has been sited so as to respect the building line of the Farmyard Hotel.

4.27 The site in its current state has a negative impact and detracts from the street scene and heritage assets and undermines the impact of the regeneration works that have taken place within Harpurhey. The proposed development would provide public benefit in providing high-quality residential accommodation within a sustainable location. The detailed design, to be considered as part of a future reserved matters application, will serve to preserve and enhance the heritage significance of both Harpurhey Baths and the Farmyard Hotel.

Core Strategy Policy EN6 and PfE Policy JP-S2

4.28 The requirements of local and national policy guidance in relation to delivering a carbon neutral Greater Manchester by 2038 along with a significant reduction in greenhouse gas emissions will be addressed by the provision of an Energy Statement in response to a condition attached to either the outline or reserved matters approval.

Core Strategy Policies EN8 & EN9 and PfE Policies JP-S4 & JP-G8

4.29 Core Strategy policy EN8 expects all new development to be adaptable to climate change in terms of the design, layout, siting and function of buildings and associated external spaces. The policy also addresses flood risk and the use of green infrastructure in developments, which is also addressed in Core Strategy policy EN9.

4.30 Checks with the Environment Agency have confirmed that the site is located within flood zone 1 and identified as being at low risk of surface water flooding. The proposed development will incorporate appropriate drainage measures for surface water in response to a planning condition. As a result, the development itself will not be at risk of flooding and will not lead to an increase in flood risk elsewhere.

4.31 The scheme incorporates green roofs in compliance with the provisions of both Core Strategy policies EN8 and EN9.

4.32 A Preliminary Ecological Survey and Biodiversity Net Gain report has been prepared by Evelyn Ecology. The proposed development will enhance the biodiversity value of the site by 30% which is considerably above the minimum requirement of 10%.

Core Strategy Policy DM1

4.33 This outline application seeks approval of layout, scale and access only and as such many of the requirements of this policy in relation to detailed design and materials will be addressed within the future reserved matters application.

4.34 Whilst there is a predominance of two storey buildings to the north, the area to the south of the site in particular is characterised by taller multi-storey buildings; some in residential use, some in educational use and others commercial. It is accepted that the proposed building will be of a height greater than some of the surrounding buildings. However, well-designed taller buildings form an integral part of the regeneration of Manchester and can provide a focal point and landmark which is particularly impactful on key arterial routes into and out of the city centre.

4.35 The Design & Access Statement prepared by KMA Studios, along with the detailed plans, addresses accessibility, adequacy of internal accommodation, external amenity space, refuse storage and collection. buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes. Other aspects of this policy, relating to biodiversity, flooding, energy and heritage, have been addressed elsewhere in this Statement.

4.36 With regard to community safety and crime prevention, a Crime Impact Statement has been prepared by Design for Security which concludes that the proposal is acceptable.

4.37 The accessible location of the site means that residents are unlikely to need to rely upon the use of a car for travel and therefore levels of traffic generation associated with the use should be low. 10 parking spaces, including accessible parking spaces, are provided within the scheme along with ample secure cycle storage provision. The proposed pedestrian and vehicle access arrangements are considered to be compliant with the Council's guidelines and as a result, the implementation of the scheme will not lead to adverse impacts on the free flow of traffic along the surrounding highways or on highway safety.

5.0 Conclusion

5.1 The proposed residential development of the site will contribute 27 No. accessible high-quality apartments to the local housing stock and make use of an untidy, redundant previously developed site within a sustainable location.

5.2 The layout, scale and massing of the building is appropriate to the site and character of the surrounding area, with particular attention having been paid to the nearby heritage assets to ensure their protection and enhancement.

5.3 For the reasons stated above the proposed development is compliant with local and national planning policies and should be approved without delay.

January 2025