

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142062/NMC/2025

Date registered valid: 4 February 2025

Proposal: Non-material amendment to planning permission reference 140644/VO/2024 to allow for the incorporation of an access ramp from Garratt Way to the new public square, together with revised planting arrangements (including species), and minor repositioning of street furniture

Address: Gorton Retail Market, Garratt Way, Manchester, M18 8LD

Ward(s): Gorton & Abbey Hey Ward

Applicant: Mr Emmanuel Adedokun, Halliday Meecham Architects

Agent (if any): Mr Emmanuel Adedokun, Halliday Meecham Architects

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approved

Date of recommendation: 26 February 2025

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

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

This application relates to the northern area of the car park between the Tesco store and the Gorton Market adjacent to Garratt Way. The site covers an area of 1932 sq.m. and comprises 56 parking spaces, and collection bays for the Tesco store together with a narrow linear hard landscaped strip with 3 trees at the back of pavement.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is located within Gorton District Centre, with a gymnastics centre to the north west, the site of the former Gorton Library to the north east, a large food store to the west, Gorton Indoor Market to the east, and a large car park to the south, and retail premises further south on the opposite site of Hyde Road.

Previously approved scheme

Consent was granted for conversion of part of the existing car park into a new public square, with vehicular access arrangements to/from Garratt Way, and associated changes to retained car parking area, together with the installation of external lighting and signage. New pedestrian access was proposed from the existing raised terrace to the market, with associated elevational alterations to the western elevation of the Market Hall. The public square was designed to be able to facilitate the hosting of seasonal outdoor events. The proposed public square was divided into separate zones, with the wildlife zone comprising diverse plants, pathways, and eco-friendly elements. The Social/Communal Area provided a space for gatherings and events, featuring interactive installations and varied seating to encourage community interaction. A Christmas tree formed the focal point within the square and it was proposed to have bespoke

light projections from two lighting installations during festive seasons. A 'Walking Path' connected all the zones within the space and was formed of a network of well-lit, walkways to enhance accessibility and promote exploration. The Navigation/Meeting Area served as a key reference point and educational hub, displaying Gorton's heritage through informational exhibits and historical markers. The proposed public space also included the provision of a range of seating types each tailored to the type of area within the wider space. Waymarker signs were proposed within the site. The proposed scheme included the provision of bollards to the western edge of the site. It also involved the loss of 3 trees, but incorporated the planting of 23 trees within the proposed landscaping scheme. A pedestrian crossing point (zebra crossing style) was proposed within the site between the proposed public square and the market hall.

Description of development

Consent is sought for the installation of ramped access from Garratt Way into the proposed public square and revisions to the approved landscaping arrangements.

A new access ramp from Garratt Way onto the site, is proposed to address the level change between the pavement and the original car park. It was originally proposed to resolve this difference by feathering out the ground to create a natural slope. However, more accurate on-site measurements revealed the need for an independent entrance to the square to ensure accessibility for all users. The planning agent has advised that the ramp and all related components have been designed in compliance with BS 8300 for wheelchair accessibility. The bricks, tactile paving, and balustrades would match the original proposal.

All four trees facing Garratt Way within the approved landscaping scheme have been retained, but have been repositioned, and the species have been revised to better suit the site conditions (changed from *Acer saccharum* (sugar maple) to *Alnus x spaethii* (Alder). Additionally, the Christmas Tree species has been revised to align with the ground conditions (changed from *Picea abies* (Norway Spruce) to *Picea pungens* (Colorado Spruce), ensuring the trees' long-term health and lifespan.

Consultations & Notification Responses

Arboriculturalist – no objections.

Issues

Policy Context

These include Core Strategy policies SP1 (Spatial Principles); Policy CC5 (Transport); Policy DM1 (Development Management); Policy EN1 (Design principles and strategic character areas); Policy EN 8 (Adaptation to Climate Change); Policy EN11 Quantity of Open Space, Sport and Recreation; Policy EN14 (Flood Risk); Policy EN15 (Biodiversity and Geological Conservation); Saved UDP policy DC16 (trees) and the guidance provided within the Places for Everyone Plan, the National Planning Policy Framework, NPPG, the Guide to Development in Manchester Supplementary Planning Document, and Manchester's Great Outdoors – a Green and Blue Infrastructure Strategy for Manchester (2015).

Non-material change

The proposed amendments have been assessed, and it can be confirmed that the changes are considered to be of a non-material nature and are considered to be acceptable to the City Council as the Local Planning Authority.

The revisions to the approved scheme relate to the installation of ramped access from Garratt Way into the proposed public square and revisions to the approved landscaping arrangements,

in regard to changes to two tree species and minor repositioning of the trees to the Garratt Way frontage of the site.

It is considered that the proposed revisions would not have a detrimental impact in terms of the visual appearance of the proposed development, or the visual and residential amenity of the residential properties in proximity to the site.

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

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

Paragraph One

The revisions to the approved scheme relate to the installation of ramped access from Garratt Way into the proposed public square and revisions to the approved landscaping arrangements in regard to changes to tree species and the minor repositioning of the trees to the Garratt Way frontage of the site.

It is considered that the proposed revisions would not have a detrimental impact in terms of the visual appearance of the proposed development, or the visual and residential amenity of the residential properties in proximity to the site.

Paragraph Two

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

Conditions

2. The development hereby approved shall be carried out in accordance with the drawings numbered:-

3D- Proposed Gorton Public Square plan ref: 5719-HMA-V-XX-DR-A-00320 rev.P01

Location plan ref: 5719-HMA-V-XX-DR-A-00001 rev.P01

Location Plan (Ownership boundary) plan ref: 5719-HMA-V-XX-DR-A-00002 rev.P01

Design & Access Statement ref: 5719-HMA-GH-XX-RP-A-90050_P01 dated 26th July 2024
Rev: P01

Tree Survey plan ref: 5493 02

Received 29th July 2024

Email from Tesco dated 3rd September 2024 with attached drone parking survey heat map.

Proposed Design details document received 2nd September 2024.

Swept path analysis 7.9m Fire Tender plan ref: 86953-CUR-XX-00-D-TP-05001 rev.P01 ;

Swept path analysis 7.5t Box Van plan ref: 86953-CUR-XX-00-D-TP-05002 rev.P01

General Arrangement Visibility Splays plan ref: 86953-CUR-XX-00-D-TP-75001 rev.P01;
Received 1st October 2024.

Proposed Market Elevation (west) plan ref: 5719-HMA-V-XX-DR-A-20200 rev.T01 Received
2nd October 2024

Email from Tesco Assets and Estates team dated 4th October 2024 confirming that Tesco intend to relocate the 12no. Parent & Toddler parking bays nearer to their store entrance before the end March 2025.

Email from Tesco dated 15th October 2024 confirming times and dates of the drone parking survey Email from applicant in relation to the treatment of the areas directly to the west and south of the public square.

Transport Note dated 15th October 2024 ref: 86953-CUR-XX-XX-T-TP-00001 rev.P02;

General Arrangements Plan 1 of 2 plan ref: 5493 02 rev.A

General Arrangements Plan 2 of 2 plan ref: 5493 03 rev.A

Planting plan 1 of 2 plan ref: 5493 04 rev.A

Planting plan 2 of 2 plan ref: 5493 05 rev.A

Landscape Sketch scheme plan ref: 5493 01 rev.H

Received 15th October 2024.

AS AMENDED BY

Details – Ramp plan ref: 5493 23 rev. A received 4th February 2025

Landscape Masterplan plan ref 5493.01 rev. S

Planting plan 2 of 2 plan ref: 5493 05 rev.H

Received 6th February 2025

Planting plan 1 of 2 plan ref: 5493 04 rev.J

Received 26th February 2025

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 (2012).

4.The development shall be implemented in accordance with the highway arrangement shown on plan refs: General Arrangement Visibility Splays plan ref: 86953-CUR-XX-00-D-TP-75001 rev.P02; General Arrangements Plan 1 of 2 plan ref: 5493 02 rev.A and General Arrangements Plan 2 of 2 plan ref: 5493 03 rev.A (as revised by Landscape Masterplan plan ref 5493.01 rev. S received 6th February 2025 in respect of pedestrian access ramp); and all the agreed works shall be completed prior to the development hereby approved being brought into use .

Reason - In the interests of highway safety, pursuant to policy T1 of the Manchester Core Strategy (2012).

5. The cycle storage arrangements within the development shall be implemented in accordance with the location on the Landscape Masterplan plan ref 5493.01 rev. S received 6th February 2025, and design in the Proposed Design details document received 2nd September 2024 and colouration specified in the General Arrangements Plan 1 of 2 plan ref: 5493 02 rev.A received 15th October 2024 The approved scheme shall be implemented before the public square is brought into use, and these facilities shall then be permanently retained for bicycle storage.

Reason - To ensure that adequate provision is made for bicycle storage so that persons occupying or visiting the site have a range of options in relation to mode of transport, pursuant T1 and DM1 of the Manchester Core Strategy (2012).

8. The lighting development hereby approved shall be implemented in accordance with the location on the Landscape Masterplan plan ref 5493.01 rev. S received 6th February 2025, the design in the Proposed Design details document, and General Arrangements Plan 1 of 2 plan ref: 5493 02 rev. A. The approved lighting scheme shall be implemented prior to the public square being used by the public.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of existing and proposed nearby residential accommodation, pursuant to policies SP1 and policy DM1 of the Manchester Core Strategy (2012).

10 a)The landscaping scheme for the development shall be implemented in accordance with the detail on Planting plan 2 of 2 plan ref: 5493 05 rev. H received 6th February 2025, and Planting plan 1 of 2 plan ref: 5493 04 rev. J received 26th February 2025.

b)The approved landscaping scheme and arrangements for management and maintenance shall be implemented not later than 12 months from the date the buildings are first occupied. 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 in the development, another tree or shrub of the same species and size as that originally planted shall be planted at the same place within the development.

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 (2012).

12. The development hereby approved shall be implemented in accordance with the biodiversity measures in the locations on the Landscape Masterplan plan ref 5493.01 rev. S received 6th February 2025, and design in the Proposed Design details document received 2nd September 2024, and on General Arrangements Plan 1 of 2 plan ref: 5493 02 rev.A and General Arrangements Plan 2 of 2 plan ref: 5493 03 rev.A received 15th October 2024.

Reason - To improve biodiversity at the site and to comply with policy EN15 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

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
Area Team Boundary - Name: NORTH AREA