

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140130/FO/2024

Date registered valid: 24 July 2024

Proposal: Installation of a single storey modular building to form community centre (Class F.1) and associated external works following demolition of existing structures

Address: Nephra Allotment, Northfield Road, Manchester, M40 3RN

Ward(s): Moston Ward

Applicant: Nephra Good Neighbours

Agent (if any): Mrs Louise Wood, ELG Planning

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **29 November 2024**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 12 August 2024

Standard consultations:

Printed: 22 October 2024 Expired: 5 November 2024

Neighbour notifications

Printed: 22 October 2024 Expired: 5 November 2024

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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The application site relates to Nephra Allotment within the north Manchester ward of Moston. The site relates to an existing allotment and community garden site located at Northfield Road. The site is bounded by Northfield Road to the west, Southway road to the south, the rear of residential properties of Cartmel Crescent to the east and a care home to the north. At the time of the site visit, the site consisted of soft landscaping and an allotment area, two green outbuildings and a further shed and further allotment structures (see planning history for further details). There are several trees which run along the boundary with Southway. Along the entrance of Northfield Road, the site is bounded by high metal railings in a green colouration.

The existing allotment is run by NEPHRA Good Neighbours, a registered charity.

NEPHRA's existing headquarters is located at 27 Parkfield Road North, close to the applicant site.

Description of area

The application site is residential in nature.

Description of development

The application seeks consent for installation of a single storey modular building to form community centre (Class F.1) and associated external works following demolition of existing structures.

The modular building would have approximate dimensions of Height: 3 x Length: 10 x Width: 18 metres, at the largest point. The roof proposed would have a slight overhang.

The building would be of a single storey and would be flexible in its use with the use of internal bi-fold movable partitions. The proposal would create 3 toilets, 3 stores, an office, a kitchen and a large open space.

The proposal would involve the insertion of two sets of bi-fold doors and four windows within the primary elevation facing in the direction of the allotment. A further door and two windows would be inserted in the elevation facing in the direction of Southway. Against the boundary with Northfield Road, 4 windows would be inserted and three high level windows would be inserted in the direction of the existing care home.

Materials to be used for the building would consist of a modular system (pre-finished steel) with areas of untreated western red cedar along the rear, side closest to Southway and primary elevation to varying extents. The colouration of the structure would comprise of moorland green (12B21) walls, olive green roof (12B27) and powder coated aluminium olive green windows (12B27) and olive green doors (12B27).

Negotiations during the Course of the Application

Conversations took place with the agent in regard to the design and form of the extension, as well as the proposed materials to be used within the modular build. A revised scheme was presented for consideration which is considered to overcome issues raised.

Further information was provided in relation to the use of the community building including a weekly timetable and number of visitors and staff, clarification on the kitchen proposed, information on waste and cycle storage and further landscaping details.

Planning History

106648/VO/2014/N1- CITY COUNCIL DEVELOPMENT Erection of new steel container to act as site hut for existing allotments and new detached building to form green toilet facility. Approved 15 October 2024.

Consultations & Notification Responses

Local Residents

Local Residents were consulted and several responses were received.

55 responses were received in support of the proposal. Positive responses raised the importance of the community facility for the existing community group to continue to develop and extend their community offer, to the benefit of local residents.

11 responses objecting to the proposal were received. The responses objecting to the proposal can be summarised as:

- Parking Issues- The application does not go far enough to mitigate the harm from the increased number of visitors that will be attracted to the site. It will exaggerate the already limited car parking provision around the site.
- Noise concerns- The opening hours especially late into the evening would disrupt the quietness the surrounding neighbours could reasonably expect to enjoy. Concern raised with the discrepancy of the stated opening hours within the planning submission and those hours advertised to neighbours outside the planning sphere. The allowed hours of opening must be restricted. Concern the materials of the proposed structure will result in further noise pollution. Users of the site may congregate outside of the building further creating noise impacts.
- Traffic concerns- The proposal will result in an increase in traffic that the surrounding streets cannot accommodate and could give rise to issues with highways/pedestrian safety.
- Concern discrepancies within the application (i.e. opening hours) shows how the community group is not transparent in its intentions for the site.
- The proposed use is out of keeping with the type of development in the immediate area.
- Loss of green space and local wildlife.
- Suggestion the entrance to the site is re-located to Southway to encourage users to park along this street.

Neighbours made further comments during the re-notification period.
10 objections were received during this period. 1 neutral comment was received.

Neighbours re-emphasised concerns with the lack of dedicated on street parking to be provided for the development. Neighbours raised concerns the proposed opening hours were overly generous and inappropriate for the proposed use and should be constrained via use of planning conditions. Issues with noise were re-iterated within the responses. Neighbours raise concern the proposed circumstances of the immediate area of the Allotment differ to the existing HQ for the community group. Concern with the loss of green space was also raised. Objections considered the boundary of Southway to be a more appropriate location for the positioning of the building within the applicant site.

Local Councillors

Two letters of support were received from local Councillors. The letters commended the valuable work of the NEPHRA community organisation and how Councillor Advice surgeries operate from the existing base. The letters supported the development of a modular building on the site to help the development of NEPHRA and meet the need of local residents.

Environmental Health

Environmental Health were consulted and requested the following conditions be attached to any approval granted:

- Demolition/ construction hours condition,
- Hours 1 condition,
- Hours 2 condition,
- Flood lighting/ external lighting scheme,
- Refuse condition.

Further comments 13 September 2024:

Based on the information submitted, the NSE6 and fume conditions are not required for this application.

With regard to amplified music, a specific condition is not required.

Further comments following re-notification dated 12 November 2024:

Our original comments still apply to the re consultation, apart from the waste condition, this has now been addressed in the additional information.

Highway Services

Highway Services were consulted on the application and provided the following comments: The proposed modular building will comprise of 2no. community spaces (which can be opened out to create one large space), 1no. office space, 1no. kitchen, 3no. storerooms and 3no. toilet facilities.

It is noted that the proposed modular building will replace the existing storage shed and compost toilet on site.

TRIP GENERATION:

The level of trips generated is not anticipated to be dissimilar and as such no highways concerns are expected.

SITE ACCESSIBILITY:

The site is accessed by sustainable modes of transport. Regular bus services are routed along Hollinwood Avenue and provides services to North Manchester General Hospital and Oldham.

PARKING AND ACCESS:

It is noted that the existing community centre has no dedicated on-site parking facilities. No car parking spaces are proposed as part of the application. As such, all vehicular demands associated with the site are anticipated to contribute to the level of vehicles parked on-street.

There is an existing access with dropped kerbs located off Northfield Road providing access into the site. It is noted that the existing access will be unaffected by the proposal. Submitted plans demonstrate that the existing hardstanding within the site will be extended around the building to provide an outdoor seating area. This is acceptable in principle. Pedestrian access is to be provided from the entrance along the southern perimeter of the modular building.

CYCLE:

In line with MCC recommendations, secure and sheltered cycle parking provision should be made, within the curtilage of the site, for the accommodation of staff/ visitor cycles. It would be useful if information on staff numbers and visitor numbers associated with the site are provided, as capacity numbers will help in determining parking provision.

REFUSE & SERVICING:

No Waste Proforma has been submitted.

Further information is required from the applicant on the location of refuse bins, waste collection point and refuse vehicle servicing route.

BOUNDARY TREATMENTS:

It is recommended that all fencing / railings adjacent to the adopted highway are visually permeable from a distance of 600mm upwards to ensure adequate visual permeability for child pedestrians.

Submitted plans indicate that new shrub planting is proposed along the boundary adjacent

to Northfield Road.

The applicant should be advised that all gated accesses will need to provide inward opening gates to ensure they do not impact on the adopted footway or highway.

CONSTRUCTION MANAGEMENT:

Detail should be sought from the applicant in relation to any proposed construction or fitout arrangements, where there is an impact on the highway. The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements, including Section 50, will need discussion and agreement with MCC Highways Network teams via Contact Manchester (Tel. 0161 234 5004) Email - highwaylicences@manchester.gov.uk and highwaynetworkmanagement@manchester.gov.uk

UPDATED HIGHWAY COMMENTS – 29 August 2024:

Further information has been provided by the applicant.

It is noted that there are 2no. Full-time members of staff and 1no part time staff member. There are also 6no volunteers with each giving up around 2 hours of help per week. There are additional volunteers for one-off events.

A weekly timetable has been provided by the applicant demonstrating activities taking place and the number of attendees.

The level of trips generated by the proposed modular building is not anticipated to cause significant parking demands/highway issues.

Continual monitoring of parking demands is recommended in order to ensure no adverse impact is generated from the development when fully operational.

For larger events/community events, it is recommended that a Traffic Management Strategy is conditioned to any consent of the application to include the following:

- o Marshalls during large events both on and off-site.
- o Appropriate signage.
- o Sustainable travel to and from the site should be fully endorsed for both staff and visitors to the site.

The applicant has confirmed that there is a cycle store at their current site accommodating 5no bicycles parking space, which is to be relocated to the proposed modular site. It would be useful if the applicant provides a site plan demonstrating the cycle store.

Highways would recommend that the cycle store is secured and sheltered. It is also recommended that the site monitors cycle use and when necessary provides additional spaces.

Highways would recommend that a waste proforma is provided with a plan demonstrating the refuse storage area, waste collection point and refuse servicing routing.

ADDITIONAL HIGHWAY COMMENTS - 29.10.2024

The proposed bin store is located within the curtilage of the site, which is acceptable from a Highways perspective.

On collection days, refuse bins will be relocated to Northfield Road for kerbside collection in line with existing arrangements.

The proposed cycle store is to be located within the curtilage of the site adjacent to the bin store which is acceptable.

It is also recommended that the site monitors cycle use and when necessary, provides additional spaces.

Previous Highways comments on monitoring of parking demands and Traffic Management Strategy remain applicable.

Oldham Metropolitan Borough Council

Oldham Metropolitan Borough Council were consulted on the application due to the proximity of the authority boundary to the applicant site. Whilst an acknowledgement letter was received, no further comments were received from the Council.

Greater Manchester Ecology Unit

The Greater Manchester Ecology Unit were consulted on the application and provided the following response, raising no objections to the above application on Ecology grounds.

The Unit would not regard the proposals for on-site biodiversity net gain as 'significant', and therefore a 30-year habitat management and monitoring plan is not required.

Further comments 27 November 2024:

The Unit confirmed they that no further comments to make on the application.

MCC Flood Risk Management

MCC Flood Risk Management were consulted on the application and provided the following response:

The development is in Flood Zone 1 and the proposed use will have a vulnerability classification of 'More Vulnerable'.

In accordance with the Flood Risk Assessment Guidance for Local Planning Authorities:

The LPA should assess the FRA under the Standing Advice.

The proposal can be approved with no Condition required.

Further comments 29 October 2024:

The revised documentation does not alter our previous response (140130/FO/2024).

Issues

POLICY

The National Planning Policy Framework (NPPF) (December 2023)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): a) an economic objective, b) a social, and c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 8. Promoting healthy and safe communities

Chapter 12. Achieving well-designed and beautiful places

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management)

Policy SP1 (Spatial Principles)

Policy EN14 (Flood Risk)

Policy EN15 (Biodiversity and Geological Conservation)

Policy EN 16 (Air Quality)

Policy EN18 (Contaminated Land and Ground Stability)

Policy EN19 (Waste)

Policy T1 (Sustainable Transport).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC26.1 states the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a. the effect of new development proposals which are likely to be generators of noise; and
- b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.

DC26.2 states new noise sensitive developments (including large scale changes of use of existing land or buildings) such as housing, schools, hospitals, or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

DC26.4 states where the council believes that an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, it will in either case require the applicant to provide an assessment of the likely impact and of the measures he proposes to deal satisfactorily with it. Such measures might include the following

a) engineering solutions, including reduction of noise at source, improving sound insulation of sensitive buildings or screening by purpose-built barriers
b) layout solutions, including consideration of the distance between the source of the noise and the buildings or land affected by it and screening by natural barriers or other buildings or noncritical rooms within a building; and
c) administrative steps, including limiting the operating times of the noise source, restricting activities allowed on the site or specifying an acceptable noise limit.
Any or all these factors will be considered appropriate for inclusion in conditions on any planning permission

DC26.5 states the council will control noise levels by requiring, where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate.

Places for Everyone (2022-2039)

Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The following policies are relevant:

JP- S1- Sustainable development

JP- S2 – Carbon and energy

JP- S6- Clean Air

JP-P1 – Sustainable Places

ISSUES

Principle of Development

The application seeks consent for installation of a single storey modular building to form community centre (Class F.1) and associated external works following demolition of existing structures. The building will serve as NEPHRA's new headquarters, whose existing premises is no longer considered fit for purpose, owing to high repair costs of the existing building. The applicant has advised the new facility will operate on a like for like basis as the existing operation, operating a weekly timetable of classes and other larger one off events. As such, given the benefits for the community group and the local community and the benefit of being located in a high quality environment which is fit for purpose, the principle of development is considered acceptable. Whilst neighbours express concern the proposed use is out of keeping with the type of development in the immediate area, given the existing allotment can already be utilised for public events in a manner which cannot be controlled through planning restrictions, the proposed use is not considered to differ significantly to the theoretical use of the allotment. Whilst it is noted the surrounding area is primarily residential, given the proposed use would be for the immediate community it is not considered to give rise to detrimental harm and would support the social objective of achieving sustainable development as outlined within the NPPF chapter 2.

However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity, whilst giving due consideration to consultee responses and neighbour comments.

Visual/ Residential Amenity

Overlooking:

The proposal would result in the installation of a modular building of a single storey, with a height at the largest point of 3 metres and a length of 18 metres. Due to the siting of the building and the relationship with the care home to the north which sits at two stories and the distance to the properties along the west side of Northfield Road, the proposal is not considered to give rise to any overlooking issues.

The building would provide 3no. toilets with windows. To protect the privacy of the users of the building, a condition would be placed on any approval granted for the windows to be obscure glazed.

Overbearing:

Whilst it is acknowledged the building would equate to the width of 4 terraced properties, given the proposal is only single storey and given the remaining space within the allotment, the building is not considered to give rise to an overbearing feature, to the detriment of visual amenity. The building has been positioned as far from the boundary with Northfield Road as possible, to align with the established building line of the care home. Further, the rear elevation of the proposal would be covered in an untreated western red cedar and given the proposed native shrub planting, the building has been designed in a way to minimise overbearing implications as much as possible.

Noise:

Concern was raised during the course of the application from surrounding neighbours, that the use of the building with numbers of visitors would disrupt the level of quietness the surrounding properties could reasonably expect to enjoy. Discussions took place with Environmental Health in regard to the need for restrictions in relation to noise and any amplified music, however Environmental Health confirmed no condition was necessary following review of the weekly timetable issued by the applicant. In this case, no condition would be attached to any approval granted.

Neighbours raised concern the opening hours especially late into the evening would disrupt the quietness the surrounding neighbours could reasonably expect to enjoy. Concern was raised with the discrepancy of the stated opening hours within the planning submission and those hours advertised to neighbours outside the planning sphere. This report refers to the information presented within the planning submission only. The application form states the hours of opening would be Monday- Friday 8am- 10pm, Saturday 8-10pm and Sunday 10-5pm. The applicant during the course of the application confirmed the extended hours beyond the weekly timetable were for isolated and infrequent events only including events such as Thursday 5 December- 6-8pm- Christmas Community Sing-Along. The weekly timetable and one off event examples were reviewed by Environmental Health who raised no concerns from a noise perspective. Environmental Health reviewed the hours and were happy to accept the hours proposed and would be conditioned accordingly within any approval granted.

A further condition would be placed on any approval granted to restrict delivery/ servicing times to protect the amenity of the surrounding residents.

An informative would also be placed on any approval granted restricting the construction hours for the building to again protect the privacy of the surrounding occupiers.

As such, the proposal is not considered to adversely impact visual/ residential amenity. Conditions have been placed on the decision notice of any approval granted and given the additional restrictions, the proposal is considered pursuant to Policy SP1 and DM1 of the Core Strategy, and policy DC26 of the UDP.

Design and Appearance

Discussions took place between the LPA and the applicant regarding the proposed form of the modular building. The modular building was proposed due to financial constraints of the community group, however given the structure would be permanent, much consideration was given to the design and appearance of the proposal. Concern was raised that the proposed location of the building could give rise to an unsympathetic relationship to Northfield Road given the expansive elevation that would be sited against the boundary with Northfield Road and given the primary elevation of the proposal would not be easily visible from the entrance of the allotment.

The agent discussed the various other locations for the building within the allotment and reasons for discounting alternatives. An alternative option of the unit being sited against the boundary with Southway was discounted given the need to retain the existing trees close to Southway which would have had further implications for BNG contributions. Consideration was given to flipping the building so that the expansive elevation along Northfield Road was sited against the northern boundary of the site, minimising built form to Northfield Road, to reflect the positioning of the existing green outbuildings on the site. However, given the size of the building could not be reduced due to its modular nature, it was not possible to flip the building and retain the established building line from the Care Home to the north of the site. The allotment area to the north of the site could not be affected as a result of the proposal, which would give rise to conflict with the Allotment Act 1950.

Given all alternatives were discounted, consideration was given to the materiality and architectural features of the building, given the location could not be amended. Initially, the proposed colour scheme consisted of an ivory and anthracite plastisol. This colour scheme was considered to relate poorly to the surrounding green soft landscaping of the site and the colouration was changed to green colour pallet which have been identified within a colour chart. Further, to minimise the bulk of the expansive rear elevation close to Northfield Road, the rear elevation is proposed to be untreated western red cedar. This would help minimise visual amenity whilst being more in keeping with the setting of the allotment. An overhang on the roof was created to help break up the architectural massing of the building. Given the constraints of the site and the modular nature of the proposal, the siting of the building is considered to be acceptable in this instance. The colouration of the building has been amended to best reflect the characteristics of the existing allotment and the materials would be conditioned to this effect within any approval granted. As such, the proposal is considered pursuant to Policy DM1 and SP1 of the Core Strategy.

Air Quality

Environmental Health reviewed the proposed kitchen and initially requested a NSE6 external plant condition and fume condition be attached to any approval granted. The agent provided information of the proposed extractor and given the small nature and limited use of the

proposed kitchen area; Environmental Health requested the conditions would no longer be required to be attached to any approval granted.

Therefore, the proposed development is considered to be in accordance with policies EN16, SP1 and DM1 of the Core Strategy.

Flood lighting/ external lighting scheme

Environmental Health requested the addition of a flood lighting/ external lighting scheme be attached to any approval granted, to ensure adequate lighting for visitors and staff coming and going from the building, especially as the opening hours would allow the building to operate during late periods. Insufficient information was provided to be able to satisfy the condition during the course of the application and a condition to this effect would be attached to any approval granted.

With the condition, the proposal is considered to safeguard the amenities of the occupiers of nearby properties in order to comply with the requirements of government guidance in the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy.

Waste

Environmental Health and Highway Services requested information for the proposed refuse for the community centre and requested a refuse condition be attached to any approval granted. The agent supplied the location and details of a bin store to be installed, a waste proforma and a plan showing the waste collection point and route of the bins. Environmental Health reviewed this information and were happy that part A of the condition could be satisfied. Highway Services accepted the bin store point and bin collection point of Northfield Road for kerbside collection in line with existing arrangements, and routes.

A condition to this effect to ensure the development secures appropriate arrangements for the storage and collection of segregated waste and recycling, would be added to any approval granted, to ensure compliance with policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

Highways and Car Parking

Neighbour comments raised concern with the lack of dedicated off street parking to be available for visitors and staff members. Concern was raised that the lack of dedicated parking would give rise to traffic concerns. This was reviewed by colleagues in Highway Services.

During the course of the application, the applicant confirmed there would be 2no. Full-time members of staff and 1no part time staff member. There are also 6no. volunteers with each giving up around 2 hours of help per week. There are additional volunteers for one-off events. A weekly timetable has been provided by the applicant demonstrating activities taking place and the number of attendees.

Highway Services reviewed this information and concluded the level of trips generated by the proposed modular building is not anticipated to cause significant parking demands/highway issues. It is noted that many of the users of the centre live locally and may walk to the centre, and parking is available for use in the surrounding streets. The site is accessed by sustainable

modes of transport. Regular bus services are routed along Hollinwood Avenue and provides services to North Manchester General Hospital and Oldham.

Highways were made aware that there could be larger events at the community centre including the Thursday 5 December- 6-8pm- Christmas Community Sing-Along. For larger events/community events, Highways recommended that a Traffic Management Strategy is conditioned to any consent of the application. The Event Management Plan/Car Park Management plan shall include details of traffic/parking marshalling both on and off-site, appropriate signage and sustainable travel to and from the site should be fully endorsed for both staff and visitors to the site. The approved Event Management Plan/Car Park Management plan shall be implemented and remain in use as long as the use is in operation. A condition to this effect would be attached to any approval granted.

The proposed development is therefore considered to be in accordance with Core Strategy policies T1 and DM1.

Cycle Storage

Highway Services requested, in line with MCC recommendations, secure and sheltered cycle parking provision should be made, within the curtilage of the site, for the accommodation of staff/ visitor cycles. The applicant has confirmed that there is a cycle store at their current site accommodating 5no bicycles parking space, which is to be relocated to the proposed modular site. A site plan was provided showing the proposed location of the cycle storage and a photo provided for the existing bike stand. Whilst it is noted the bike store would not be sheltered, given the financial constraints of the community centre and given the will to reuse the existing cycle provision, in this instance the proposed provision is considered acceptable. The cycle parking would be conditioned within any approval granted.

As such, the proposal will contribute to the provision of sustainable transportation options in accordance with Manchester Core Strategy policies T1, EN4 and EN8.

Construction Management

The work would take place close to existing dwellings and would result in additional comings and goings from the site for a limited period. However, these impacts should be short in duration and predictable. An informative advising the applicant of any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements, including Section 50, will need discussion and agreement with MCC Highways Network teams via Contact Manchester. Providing the inclusion of the construction management informative within any approval granted, it is considered that the construction activities are in accordance with policies SP1 and DM1 of the Core Strategy and extant policy DC26 of the Unitary Development Plan.

Flood Considerations

Given the building would involve servicing including the need for fresh and foul water, the MCC Flood Risk Team were consulted on the proposal. The site is within Flood Zone 1 and the proposed use will have a vulnerability classification of 'More Vulnerable'. However, the Team raised no concerns with the application and so did not recommend any condition be attached to any approval granted.

BNG Considerations and Landscaping

The application was submitted with consideration given to BNG contributions. The application involved the submission of a biodiversity metric calculation and a BNG assessment. The assessment came to the conclusion there would be a net gain of 0.08 habitat Bu (over 10%), given the scrub habitat to be created on site with at least three native woody species and a mixture of mature shrubs, young shrubs and saplings. Whilst neighbours rose concern with the loss of green space and local wildlife, the assessment showed an increase in biodiversity net gain would occur as a result of the proposal, and the location of the building within the site has been carefully chosen to minimise such impacts. GMEU considered the application and the supporting BNG documentation and raised no objections to the application on Ecology grounds. The Unit did not regard the proposals for on-site biodiversity net gain as 'significant', and therefore a 30-year habitat management and monitoring plan is not required.

On 11 September 2024, the agent provided an updated site plan showing the proposed native shrub planting and new trees, giving details of such initiatives. A condition would be attached to any approval granted for the landscaping plan to be implemented to such effect to ensure biodiversity enhancements to the site, albeit not through the use of BNG conditions.

It is considered the proposed landscaping scheme would improve the quality of the development and the visual amenity of the area in accordance with Manchester Core Strategy policies SP1, EN9 and DM1.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. There were changes and further information required to meet the requirements for approval and the officer and applicant worked together to find an amicable solution. Appropriate conditions have been attached to the approval granted.

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:

-Application Form, stamped as received by the City Council as Local Planning Authority on 28 May 2024.

-Supporting Information- Floor Plan, stamped as received by the City Council as Local Planning Authority on 24 July 2024.

-Supporting Information- NEPHRA Weekly Timetable, stamped as received by the City Council as Local Planning Authority on 20 August 2024.

-Supporting Information- Number of Visitors and Volunteers and Opening Times, stamped as received by the City Council as Local Planning Authority on 20 August 2024.

-Drawing- Proposed- Extractor, stamped as received by the City Council as Local Planning Authority on 11 September 2024.

-Drawing- Proposed- Site Layout, stamped as received by the City Council as Local Planning Authority on 11 September 2024.

-Supporting Information- Existing Bike Shed, stamped as received by the City Council as Local Planning Authority on 11 September 2024.

-Waste Management- Bin Store, stamped as received by the City Council as Local Planning Authority on 11 September 2024.

-Waste Management- Waste Proforma, stamped as received by the City Council as Local Planning Authority on 11 September 2024.

-Waste Management- Waste Collection Point and Route, stamped as received by the City Council as Local Planning Authority on 20 September 2024.

-Supporting Information- Benbo Colour Chart, stamped as received by the City Council as Local Planning Authority on 20 September 2024.

-Drawing- Proposed- Plans and Elevations, stamped as received by the City Council as Local Planning Authority on 18 October 2024.

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.

3) Before first use, the 3no. toilet windows as shown on the approved 'Drawing- Proposed- Plans and Elevations', stamped as received by the City Council as Local Planning Authority on

18 October 2024, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

4) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in the 'Supporting Information- Benbo Colour Chart' and 'Drawing- Proposed- Plans and Elevations', specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

5) The premises shall not be open outside the following hours:

Monday to Saturday- 8am to 10pm

Sunday- 10am to 5pm.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

6) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

7a) Before the use hereby approved commences external lighting shall be designed and installed in accordance with a scheme approved in writing by the City Council as local planning authority so as to control glare and overspill onto nearby residential properties.

b) Prior to occupation of the development a verification report shall 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 have been met. Any instances of non-conformity 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 in order to comply with the requirements of government guidance in the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy.

8) The development hereby approved shall be carried out in accordance with 'Drawing- Proposed- Site Layout', stamped as received by the City Council as Local Planning Authority on 11 September 2024, in relation to a hard and soft landscaping treatment scheme.

The approved scheme 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, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

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 Core Strategy.

9a) The development hereby approved shall be carried out in accordance with 'Waste Management- Bin Store', stamped as received by the City Council as Local Planning Authority on 11 September 2024, 'Waste Management- Waste Proforma', stamped as received by the City Council as Local Planning Authority on 11 September 2024 and 'Waste Management- Waste Collection Point and Route', stamped as received by the City Council as Local Planning Authority on 20 September 2024, in relation to a scheme for the storage and disposal of refuse.

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

Reason - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

10) The development hereby approved shall be carried out in accordance with 'Drawing- Proposed- Site Layout', stamped as received by the City Council as Local Planning Authority on 11 September 2024 and 'Supporting Information- Existing Bike Shed', stamped as received by the City Council as Local Planning Authority on 11 September 2024, in relation to cycle storage.

The agreed details shall be fully implemented prior to the first use of development, retained and maintained thereafter.

Reason - In the interest of residential amenity and to promote sustainable transportation modes pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester.

11) Prior to the first occupation of the building hereby approved, for larger events/community events an Event Management Plan/Car Park Management Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The Event Management Plan/Car Park Management plan shall include details of traffic/parking marshalling both on and off-site, appropriate signage and sustainable travel to and from the site should be fully endorsed for both staff and visitors to the site.

The approved Event Management Plan/Car Park Management plan shall be implemented and remain in use as long as the use is in operation.

Reason - To mitigate harm to the operation of the highway and the amenity of noise sensitive occupiers, pursuant to saved policy DC26 of the Unitary Development Plan and policies DM1 and SP1 of the Core Strategy.

Informatives

1) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

-Monday - Friday: 7.30am - 6pm

-Saturday: 8.30am - 2pm

-Sunday / Bank holidays: No work

2) The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements, including Section 50, will need discussion and agreement with MCC Highways Network teams via Contact Manchester (Tel. 0161 234 5004) Email - highwaylicences@manchester.gov.uk and

highwaynetworkmanagement@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Ecology Unit
Oldham Metropolitan Borough Council
Environmental Health
MCC Flood Risk Management
Highway Services
Oldham Metropolitan Borough Council
Greater Manchester Ecology Unit
MCC Flood Risk Management

57 Northfield Road, Manchester, M40 3RN

85 Northfield Road, Manchester, M40 3RN

83 Northfield Road, Manchester, M40 3RN

77 Northfield Road, Manchester, M40 3RN

73 Northfield Road, Manchester, M40 3RN
69 Northfield Road, Manchester, M40 3RN
65 Northfield Road, Manchester, M40 3RN
61 Northfield Road, Manchester, M40 3RN
Flat 20, 66 Northfield Road, Manchester, M40 3BB
Flat 19, 66 Northfield Road, Manchester, M40 3BB
Flat 18, 66 Northfield Road, Manchester, M40 3BB
Flat 17, 66 Northfield Road, Manchester, M40 3BB
Flat 16, 66 Northfield Road, Manchester, M40 3BB
Flat 15, 66 Northfield Road, Manchester, M40 3BB
Flat 14, 66 Northfield Road, Manchester, M40 3BB
Flat 13, 66 Northfield Road, Manchester, M40 3BB
Flat 12, 66 Northfield Road, Manchester, M40 3BB
Flat 11, 66 Northfield Road, Manchester, M40 3BB
Flat 10, 66 Northfield Road, Manchester, M40 3BB
Flat 9, 66 Northfield Road, Manchester, M40 3BB
Flat 8, 66 Northfield Road, Manchester, M40 3BB
Flat 7, 66 Northfield Road, Manchester, M40 3BB
Flat 6, 66 Northfield Road, Manchester, M40 3BB
Flat 5, 66 Northfield Road, Manchester, M40 3BB
Flat 4, 66 Northfield Road, Manchester, M40 3BB
Flat 3, 66 Northfield Road, Manchester, M40 3BB
Flat 2, 66 Northfield Road, Manchester, M40 3BB
Flat 1, 66 Northfield Road, Manchester, M40 3BB
66 Northfield Road, Manchester, M40 3BB
62 Northfield Road, Manchester, M40 3RL
2 Southway, Manchester, M40 3RA
87 Northfield Road, Manchester, M40 3RN
81 Northfield Road, Manchester, M40 3RN
79 Northfield Road, Manchester, M40 3RN
75 Northfield Road, Manchester, M40 3RN
71 Northfield Road, Manchester, M40 3RN
67 Northfield Road, Manchester, M40 3RN
59 Northfield Road, Manchester, M40 3RN
64 Northfield Road, Manchester, M40 3RL
4 Southway, Manchester, M40 3RA
1 Carmel Crescent, Oldham, OL9 8DA
3 Carmel Crescent, Oldham, OL9 8DA
5 Carmel Crescent, Oldham, OL9 8DA
7 Carmel Crescent, Oldham, OL9 8DA
9 Carmel Crescent, Oldham, OL9 8DA
11 Carmel Crescent, Oldham, OL9 8DA
13 Carmel Crescent, Oldham, OL9 8DA
15 Carmel Crescent, Oldham, OL9 8DA
103 Carmel Crescent, Oldham, OL9 8DA
101 Carmel Crescent, Oldham, OL9 8DA

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA