

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140869/FO/2024
Date registered valid: 14 September 2024
Proposal: Erection of first floor extension with pitched roof over whole building to create office space (Class E(g)i).
Address: 11 Derby Street, Manchester, M8 8QE
Ward(s): Cheetham Ward

Applicant: Dr Khan, Oakwood Investment MCR Ltd
Agent (if any): Mr Haseeb Aslam, Peak Architecture Ltd
Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 31 October 2024

Application details

Type of application: Full Application Consent

Development type: Minor Industry

Date of site visit: 4 October 2024

Standard consultations:

Printed: 20 September 2024

Expired: 11 October 2024

Neighbour notifications

Printed: 20 September 2024

Expired: 11 October 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

The application site relates to a part single, part two storey building situated at the corner of Derby Street and Stocks Street. The building incorporates a combination of pitched and flat roofs.



The building, which is of predominantly masonry construction, includes a chamfered entrance adjacent to the junction and is occupied by a wholesaler at ground floor level.

The rear of the building is single storey with a series of roller shuttered entrances and in contrast to the main building is constructed from a buff rather than red brick.



Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site is located within busy cluster of low-rise commercial premises just off the main arterial route of Cheetham Hill Road. The immediate area is mixed use in character and comprises a combination of wholesalers, warehouses, offices, residential and manufacturing uses. HMP Manchester is located a short distance to the west. The city centre is located approximately 1km to the south.

Description of development

Planning permission is sought for the erection of a first-floor extension above the existing ground floor, with a pitched roof over whole building.

The proposed extension would facilitate office and storage space in connection with the ground use.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Environmental Health – No objection. Conditions are recommended in relation to construction management and external equipment. The waste management strategy is considered acceptable.

Highway Services - Information is required to display the level of trips that will be generated with the increase in floorspace and how this will affect the network

It is understood there is to be the removal of two existing car parking spaces, which will result in no on-site car parking provision. As such, all vehicular demands associated with the site are anticipated to contribute to the level of vehicles parked on-street. Derby Street and Stocks

Street are largely unrestricted and therefore vehicles are likely to park on-street within the vicinity of the site. Given the lack of off-street parking afforded by neighbouring properties, Highways acknowledge that there are significant demands for parking in this location.

A 4-space cycle stand is proposed to the side of the building, with access provided from Derby Street. The applicant should demonstrate that this will be sheltered and secure. Access to the cycle stand is gained via an existing access point from Derby Street onto Fern Street. Our records indicate that the section of Fern Street noted on submitted plans falls under private ownership, therefore verification is required to confirm rights of access. The applicant should confirm that they have a formal written agreement to guarantee rights of access over any land which falls outside of the site's red line.

A bin storage area is proposed to be located on private land to the rear of the building with servicing from Derby Street. Access to the waste point is gained via an existing access point from Derby Street on to Fern Street. As previously mentioned, our records indicate that the section of Fern Street noted on submitted plans falls under private ownership, therefore verification is required to confirm rights of access.

A Construction Management Plan should be provided detailing any impacts on the highway.

Relevant Planning History

028871

Extension at first floor level to form additional storage space and alterations to the elevations. *Approved 9 June 1987.*

019315

Two storey extension to form a loading bay with computer room over. *Refused 6 July 1983.*

Policy

The following policy and guidance is considered relevant to the consideration of this application:

- Saved policies DC26 and CC10 of the Unitary Development Plan for the City of Manchester;
- Policies DM1, EC1, SP1 of the Manchester Core Strategy;
- Places for Everyone Joint Development Plan;
- Strangeways Local Plan;
- National Planning Policy Framework (NPPF).

Issues

Principle

The principle of the proposed use is considered acceptable in this location and would make effective use of the building footprint.

Development plan policy and in particular, the Strangeways Local Plan, recognise the site as being within an employment area and further businesses which support economic growth and the retention of employment in the area is generally welcomed.

Saved Policy CC10 of the UDP also encourages the continued high level of economic activity in Strangeways and lower Cheetham Hill Rd areas, recognising particularly the needs of the wholesale, manufacturing, offices and distribution trades which dominate these areas.

Given the overarching policy context, it is considered that the general principle of the proposed use would be acceptable in this location.

Specific issues are outlined further below.

Residential Amenity

There are no residential properties within an immediate proximity of the application premises.

The site is located just off a busy, main arterial route and within a busy commercial/industrial area with high levels of economic activity. The levels of activity anticipated to arise from the proposed would not be dissimilar or detectable to a greater degree than those associated with the uses that predominate in the area.

As a safeguard, conditions have included relating to acoustic insulation, the use of any external equipment, hours of use, servicing hours and waste management.

Design, Scale and Appearance

The proposed first floor extension would be commensurate to the predominantly 1-2 storey scale of the immediate area and would tie in effectively with the scale of the existing two storey element on the host building.

The proposed extension and roof alterations would provide a more coherent, legible building by providing a more uniform roofscape and given the mixture of roof types in the local which includes a mixture of flat and pitched roofs, the proposed development would not appear out of keeping.

Subject to the use of satisfactory external materials which are to be agreed by way of an attached planning condition, the overall impact of the design, scale and appearance of the development is considered acceptable.

Waste Management

The waste storage area is an existing arrangement to the rear of the building and shows sufficient space for the required number of receptacles. Environmental Health are satisfied with arrangements. Whilst Highway Services request swept path details, it should be noted that this is an existing arrangement which would be enhanced for the uplift in waste.

Highway Impact

The office use is for ancillary use to the ground floor would involve a limited number of employees.

It is not anticipated that the use would generate a noticeable uplift in vehicular movements and as is currently the case for businesses in the local area, vehicles would be park on-street. Due to unrestricted nature of surrounding roads and the availability of spaces, it is not believed that any undue parking demand or trip generation effects would result. The premises is located in a sustainable location, close to the city centre and the main arterial route of Cheetham Hill Road, where there are a number of high frequency public transport options. The proposed use would

also introduce cycle parking to encourage travel by non-car modes. On this basis, the impact to the operation of the highway is considered satisfactory.

Bio-diversity

Due to the nature of the proposal, the proposed development is exempt from legislative bio-diversity net gain requirements.

Climate Change

As the proposal would result in the addition of a modest amount of office space within the context of a busy employment area, close to a main radial route and without the introduction of further off-road parking provision, it is not considered that there would be any significantly harmful impact to air quality.

Whilst there would be some limited impact during the construction phase, the development is small-scale and would be limited and temporary in duration. Any impacts can be satisfactorily mitigated through adherence of a Construction Management Plan which is required by way of an attached condition.

Construction Management

To ensure construction is effectively controlled and to prevent any disruption to existing occupiers in the area, or along key routes throughout this part of the city, a condition is included which requires the submission and approval of a construction management plan which details amongst other matters, working practices, working hours, dust suppression, the parking of construction vehicles and the removal of waste.

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 to resolve any problems arising in relation to dealing with the planning application.

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

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) No above ground development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall only be implemented in accordance with the agreed materials.

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, pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings referenced 24040-LP (location plan), 24040-02 (proposed plans, elevations and views (sheet -1), 24040-03 (proposed plans, elevations and views) and 24040-PSP (proposed site plan), received by the City Council as Local Planning Authority on 27 August 2024 and 14 September 2024, respectively.

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.

4) The development hereby approved shall only operate in accordance with the submitted waste management strategy shown on drawing referenced 24040-PSP (proposed site plan) and associated pro forma, received by the City Council as Local Planning Authority on 14 September 2024. 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. No bins shall be stored outside the curtilage of the premises, other than on the day of collection.

Reason - In the interests of amenity and public safety, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

5) Prior to the commencement of construction, a management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority, which for the avoidance of doubt should include:

- Measures to control noise and vibrations;
- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Detail of an emergency contact telephone number;
- Parking of construction vehicles; and
- Sheeting over of construction vehicles.
- Loading and unloading of plant and materials;
- Storage of plant and materials;
- Site hoarding; scaffolding and acoustic fencing.

The development shall only be carried out in accordance with the approved construction management plan.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

6) Any externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. The scheme shall be submitted to and approved in writing by the City Council as Local Planning authority in order to secure a reduction in the level of noise emanating from the site. The approved scheme shall be completed before the apartments are occupied.

Upon completion of the installation of any external equipment, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria has been met. Any instances of nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenity of existing and future occupiers of nearby residential accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

7) Notwithstanding details submitted, no part of the development hereby approved shall be occupied until full details of the space and facilities for bicycle parking, including means of enclosure, have submitted to and agreed in writing by the City Council as Local Planning Authority. The agreed cycling parking space and facilities shall be implemented as part of the development and retained thereafter.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Manchester Core Strategy.

8) The office space hereby approved shall not be open outside the following hours:-

07:00 to 21.00 hrs daily.

Reason - To safeguard residential amenity, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

9) Deliveries, servicing and collections, including waste collections shall not take place outside of the following hours:

07.30 to 20.00 hrs Monday to Saturday;

10.00 to 18.00 hrs Sundays and Bank Holidays.

Reason - To safeguard the amenities of nearby occupiers, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy.

10) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the floorspace hereby approved shall not be used for any other use purpose other than for 'offices; (Class E(g)i).

Reason - To safeguard amenity and the character and function of the area, pursuant to saved policy CC10 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

13 Derby Street, Manchester, M8 8QE
Second Floor, 144 Cheetham Hill Road, Manchester, M8 8PZ
First Floor, 144 Cheetham Hill Road, Manchester, M8 8PZ
13 - 15 Stocks Street, Manchester, M8 8GW
96 - 108 Stocks Street, Manchester, M8 8QH
148 Cheetham Hill Road, Manchester, M8 8PZ
Ground Floor, 144 Cheetham Hill Road, Manchester, M8 8PZ
Central Gurdwara, 32 Derby Street, Manchester, M8 8RY
150 Cheetham Hill Road, Manchester, M8 8PZ
152 Cheetham Hill Road, Manchester, M8 8PZ
146 Cheetham Hill Road, Manchester, M8 8PZ
144 Cheetham Hill Road, Manchester, M8 8PZ
40 - 42 Stocks Street, Manchester, M8 8QJ
Ground Floor, 11 Derby Street, Manchester, M8 8QE
First Floor, 11 Derby Street, Manchester, M8 8QE

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
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
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA