

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141509/NMC/2024

Date registered valid: 14 November 2024

Proposal: Non-Material Amendment comprising a change to the description of application referenced 138914/FO/2023 to amend reference to the number of units within the 3 no. buildings approved

Address: Walkers Of Manchester, Crabtree Lane, Manchester, M11 4GU

Ward(s): Clayton & Openshaw Ward

Applicant: Chancerygate Manchester Ltd

Agent (if any): Mrs Beverley Moss Hourigan Planning

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

Recommendation: Approve

Date of recommendation: 19th November 2024

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

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

The site is located on the section of Crabtree Lane which lies to the north of the Ashton Canal and to the south of Ashton New Road. The site covers an area of 0.91ha, and was occupied by vacant double height and single storey industrial buildings formerly occupied by Walkers of Manchester Printers. It is understood that the premises were vacated in January 2019. There were two vehicular access points into the site from Crabtree Lane. The boundary treatment to Crabtree Lane comprised a mix of high brick wall (with infill repairs), together with a high galvanised railing fence, and an existing part single, part two storey electricity substation (which was to be retained). To the rear of this boundary treatment there were stands of Buddleia, a conifer, small self-seeded trees and a Willow at the northern end of this frontage. The eastern boundary had many tall self-seeded Buddleia plants. The boundary treatment to the retail centre to the north was comprised of high green paladin fencing, and there was a buffer area of planting within the retail development along this boundary.

Planning History

138914/FO/2023- Erection of 9 no. units (in 3 no. buildings) with access and servicing arrangements, car parking, landscaping and associated works (Use Classes E(g) (iii) B2 and B8) following demolition of existing buildings and structures.

Former Walkers Of Manchester Printing Site, Crabtree Lane, Manchester.

Approved subject to conditions 17.04.2024

138523/DEM/2023 - Prior approval for the demolition of the existing industrial buildings. Former Walkers of Manchester Printing Site, 73 Crabtree Lane, Manchester.

No objection -12th January 2024

076129/FO/2005/N2 - Erection of single storey side extension to industrial/storage building following demolition of existing building. Walkers Mcr Ltd, Crabtree Lane, Clayton

Approved subject to conditions 15.09.2005

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area within which the site is located has industrial uses to the west and south on Crabtree Lane, and retail uses to the north and east of the site. The Strawberry Duck Public House fronts onto Crabtree Lane to the south west of the site (adjacent to the canal). To the north and northeast of the site are retail uses which form a 'local centre' in Clayton. Further to the south of the site is the Ashton Canal, with a Grade II listed lock structure at the termination of the northern section of Ashton Canal.

Previously approved development

Consent for the erection of 9 no. units (in 3 no. buildings) with access and servicing arrangements, car parking, landscaping and associated works (Use Classes E(g) (iii) B2 and B8) following demolition of existing buildings and structures was approved on 17th April 2024.

The existing gross internal floorspace at the site was 5,314.82sq.m. As a result of the approved development this figure would be reduced by 190.71sq.m. to 5,124.1sq.m. in total. The proposed buildings were designed to reflect the proposed uses and would be formed of a combination of horizontal laid trapezoidal profiled cladding panel systems with a tata colourcoat finish. The colour scheme comprised gul grey for the inner cladding and for the outer was be a horizontally laid microrib profiled cladding panel system in merlin grey. In relation to the roof, flashings were in Merlin Grey to blend into the cladding below. The pitched roof was Goosewing Grey in colouration . Glazing was to be polyester powder coated aluminium framed glazing /curtain walling systems. The proposed buildings were double height structures with shallow pitched roofs. All the units incorporated a partial mezzanine level with ancillary floorspace. The proposed buildings were to be located in proximity to the perimeter of the site with dedicated parking and servicing areas located in front of the proposed buildings, centrally within the site. The existing access/egress points were to be stopped up, with a new vehicular access in a broadly central location on Crabtree Lane proposed. The service yards were to be surfaced with concrete, with car parking spaces being surfaced with dense bitumen tarmacadam. There existing parking provision parking spaces on site was to be increased in number to 58 (with 9 no. spaces for disabled users). The approved scheme also included the provision of 32 cycle spaces with 14 located externally under an external shelter, with 2 spaces also located inside each proposed units. A 24hour/7days a week operation was approved. The boundary treatment to the northern, eastern , southern and for the most part western perimeter of the site comprised 2.4m black weldmesh fencing. A 1.1m metal key clamp fall protection fence on the retaining wall was to be present between the boundary of the parking spaces to Unit 1 and the frontage to Crabtree Lane. A mix of column and wall mounted LED fittings was proposed within the site area. An additional substation was proposed to be located on the frontage of the site in proximity to the existing substation. This would be accessed via double gates from Crabtree Lane and would be secured from Crabtree Lane by 2.4m paladin black fencing. The substation would be enclosed in a mid-grey GRP housing.

Description of development

Consent is sought to change the description of development which is related to erection of 9 no. units (in 3 no. buildings) to amend reference to the number of units within the 3 no. buildings approved.

This is due to the proposed amalgamation of Units 1-4 to form one unit.

The applicant seeks flexibility in relation to the 3 buildings and the number of overall units within them. If the buildings had been erected no permission would be required for further subdivisions or amalgamations, only the associated elevational alterations.

A further application section 73 application will be submitted to vary of conditions 2 (specified plans), 9a (EVCs), 10 (car parking), 11 (cycle storage), 12a (surface water drainage), 17a (waste management strategy), 19a (sustainability), 20 (crime Impact Statement), 21a (external lighting), 22 (retaining wall), 23 (boundary treatment), 24 (landscaping), and 28 (floorspace) attached to planning permission referenced 138914/FO/2023 to address the associated elevational alterations resulting from the amalgamation of units 1 to 4 into one unit.

Consultations & Notification Responses

Not applicable

Issues

Policy Context

These include Places for Everyone policies JP-S1, JP-S2, JP-S5, JP-S7, JP-J1, JP-J2, JP-J4 and JP-P2; Core Strategy policies DM1 (Development Management); EC1 ('Employment and Economic Growth in Manchester), EC2 (Existing Employment Space), EC5 (East Manchester), T1 (Sustainable Transport); T2 (Accessible areas of opportunity and needs); EN1 (Design principles and strategic character areas); EN3 (Heritage); EN4 (Reducing CO2 emissions by enabling low and zero carbon development); EN6 (Target framework for CO2 reductions from low or zero carbon energy supplies); EN8 (Adaptation to Climate Change); EN9 (Green Infrastructure); EN14 (Flood Risk); EN15 (Biodiversity and Geological Conservation); EN16 (Air Quality); EN18 (Contaminated Land); and EN19 (Waste); Saved UDP policy DC26 (noise), the National Planning Policy Framework, NPPF, the Guide to Development in Manchester Supplementary Planning Document, and Manchester Climate Change Framework: 2020-2025 and Manchester Zero Carbon Framework (2020).

Non material change

The revision to the approved scheme relates to the proposed amalgamation of Units 1-4 to form one unit. The applicant seeks flexibility in relation to the 3 buildings and the number of overall units within them. Consent is sought to change the description of development which is related to erection of 9 no. units (in 3 no. buildings) to amend reference to the number of units within the 3 no. buildings approved.

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.

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 revision to the approved scheme relates to the proposed amalgamation of Units 1-4 to form one unit. Consent is sought to change the description of development which is related to erection of 9 no. units (in 3 no. buildings) to amend reference to the number of units within the 3 no. buildings approved.

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

Paragraph Two

Following an assessment of the details submitted, I can confirm that the proposed amendment is 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.

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

Historic Landfill Site 250m Buffer -

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Susceptible to Surf Water Flood (Less) -

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Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: NORTH AREA