

Manchester City Council
Planning and Regeneration
Town Hall
Albert Square
Manchester
M2 5DB

Our ref: 24-03053
Date: 15 November 2024

Dear Planning Services,

Re: Full Application for the erection of a ground floor rear extension to facilitate a new surgery and decontamination room, and other associated works at Wood & Woolfstein Dental Practice, 452 Barlow Moor Road, Chorlton-cum-Hardy, Manchester M21 0BQ.

This covering letter has been prepared by Rapleys LLP, on behalf of 'Wood & Woolfstein' and is submitted in support of a full planning application at Wood & Woolfstein Dental Practice, 452 Barlow Moor Road, Chorlton-cum-Hardy, Manchester M21 0BQ.

This application seeks full planning permission for the erection of a ground floor rear extension to facilitate a new surgery and decontamination room, and other associated works.

This Statement addresses the key planning issues affecting the site through the consideration and assessment of the proposal against key national and local planning policies, and material considerations.

Submission

The content of this application comprises this covering letter and the following:

- Completed Application Form and CIL Form;
- Existing Floor Plan (Drawing No. 24-02222-1);
- Proposed Floor Plan (Drawing No. 24-02222-2);
- Existing Elevation Plan (Drawing No. 24-02222-3);
- Proposed Elevation Plan (Drawing No. 24-02222-4);
- Roof Plan (Drawing No. 24-02222-5);
- Location Plan (Drawing No. 24-02222-6); and
- Block Plan (Drawing No. 24-02222-7).

The planning application fee in the amount of £293.00 has been paid via the Planning Portal (PP-13565050) on the 15th of November 2024.

Site and Surroundings

The application site contains a two-storey standalone building, currently occupied by Wood & Woolfstein Dental Practice.

The front elevation is finished in stonework whilst the side and rear elevations are of brickwork cavity construction. The elevations are surmounted by pitched timber roof structure with weathered natural slate. To the rear of the building lies a garden which is enclosed with timber fencing. The

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practice currently contains five surgery rooms. The site can be accessed from the B5217 Barlow Moor Road.

The site is located towards the edge of Chorlton District Centre, and as such, the surrounding area comprises a mixture of commercial and residential activity. The site is bordered immediately to the north by a psychotherapy practice and a bar and restaurant; The Beagle. To the south of the site lies a Solicitors practice, a restaurant and an opticians practice. To the east of the site lies an area of residential properties, and to the west site, across Barlow Moor Road, lies the Chorlton Square Shopping Centre.

Chorlton Tram Stop lies circa 300m to the south east of the site. There are currently no car parking spaces at the site; however, the site lies within close proximity to bus services, with two bus stops located within 50m of the site along Barlow Moor Road. On-street car parking provision is also provided along Barlow Moor Road, in addition to a large car park to the rear of Chorlton Square Shopping Centre.

The site is not located in, nor adjoins a Listed Building or Conservation Area. The nearest Listed Building lies circa 80m to the north west of the site, along Barlow Moor Road.

There are no Tree Preservation Orders (TPOs) within or adjacent to the site.

The site is located within Flood Zone 1, which means there is a low probability of fluvial and tidal flooding. There is also a very low risk of surface water flooding according to the Environment Agency.

Planning History

A review of Manchester City Council's online planning records has revealed no planning history associated with the building.

The Proposal

Planning permission is sought to erect a ground floor rear extension to facilitate a new surgery and decontamination room, at Wood & Woolfstein Dental Practice, 452 Barlow Moor Road.

The extension will consist of a floorspace of 29.61 sq.m, and will measure 3.2 m in height. The proposed extension will have a brickwork finish to match the external appearance of the existing building, and those buildings within its vicinity. The windows and door will be white uPVC, whilst the roof will be covered with mineral felt.

Other associated works include the narrowing of the existing rear uPVC window to accommodate for the extension, along with new ventilation grills and alterations to existing foul drainage to the rear of the building. The extension will also incorporate a new a/c unit to its rear elevation, and a relocated a/c unit to its side elevation.

For full information, please see the submitted drawings.

National and Local Planning Policy

National Planning Policy

National planning policy is set out within the National Planning Policy Framework (2023) (NPPF), which is supplemented by National Planning Practice Guidance (NPPG).

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision taking this means:

- approving development proposals that accord with an up-to-date development plan without delay, or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - the application of policies in this Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposed, or
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Section 4 of the Framework (Decision-*making*) confirms that local planning authorities should approach decisions on proposed development in a positive and creative way by working proactively with applicants *“to secure developments that will improve the economic, social and environmental conditions of the area”*.

Section 6 of the Framework (Building a *strong*, competitive economy) states that *“significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development”*.

Section 7 of the NPPF (Ensuring the vitality of town centres) requires a sequential approach to be taken where ‘main town centre uses’ are proposed outside of designated centres. An assessment of the impact of new out-of-centre town centre uses is also required for such development with a floorspace exceeding 2,500 sqm (unless there is a locally set threshold).

Section 8 of the Framework (Promoting healthy and safe communities) states that Local Authorities take into account and support the delivery of strategies to improve health and support the delivery of local services.

Section 12 of the Framework (Achieving well-designed places) promotes the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.

Local Planning Policy

In accordance with Section 70(2) of the 1990 Town and Country Planning Act and Section 38(6) of the 2004 Planning and Compulsory Purchase Act, the planning application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. Applications which accord with the development plan should be approved without delay.

Section 38(6) of the Planning and Compensation Act 2004 requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise.

The adopted Development Plan for Manchester City Council comprises the Manchester Local Plan, which consists of the following documents:

- Core Strategy Development Plan Document (Adopted July 2012);

- Unitary Development Plan (Saved Policies) (Adopted July 1995);
- Places for Everyone (PfE) Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 to 2039 (Adopted March 2024);
- Greater Manchester Waste Plan (Adopted April 2012); and
- Greater Manchester Minerals Plan (Adopted April 2013).

The relevant policies to this planning application are outlined below.

Core Strategy Development Plan Document (2012)

- **Policy DM1 (Development Management)** states that all development should have regard to appropriate siting, layout, scale, form, massing, materials and detail.
- **Policy EC 1 (Employment and Economic Growth in Manchester)** the Council will support other significant contributors to economic growth and productivity including health, education, retailing, cultural and tourism facilities.
- **Policy SP1 (Spatial Principles)** states that development in all parts of the City should improve access to jobs, services, education and open space.
- **Policy EN1 (Design Principles and Strategic Character Areas)** states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance, and have regard to the strategic character area in which the development is located.
- **Policy EN18 (Contaminated Land and Ground Stability)** states that the Council will give priority for the remediation of contaminated land to strategic locations as identified within this document.
- **Policy C6 (South Manchester District Centres - Chorlton, Didsbury, Fallowfield, Levenshulme and Withington)** states that in centres in South Manchester moderate expansion of retailing and other services will be supported, appropriate in scale to the role and function of the centre.

Unitary Development Plan (Saved Policies) (1995)

- **Policy DC26.1 (Development and Noise)** 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.
- **Policy DC26.5 (Development and Noise)** 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.

PfE Joint Development Plan (2024)

- **Policy JP-J1 (Supporting Long-Term Economic Growth)** states that a thriving, inclusive and productive economy will be sought in all our boroughs. There will be a particular emphasis on the development of the logistics sector.
- **Policy JP-S1 (Sustainable Development)** states that to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques

and actively seek opportunities to secure net gains across each of the different objectives.

- **Policy JP- S2 (Carbon and energy)** states that a range of measures to reduce greenhouse gas emissions, such as achieving at least BREEAM excellent standard will be supported.
- **Policy JP-P6 (Health)** states that improvements in health facilities will be supported, responding to the changing needs and demands of both existing and new residents. This would include, where appropriate, the provision of new or improved health facilities as part of new developments proportionate to the additional demand that they would generate.

Supplementary Planning Documents (SPD)

- Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted April 2007).

Planning Assessment

From the preceding review, and analysis of the planning policy, guidance and material considerations relevant to the site and the proposals, the key planning issues relevant to the determination of this application are as follows:

- Design and Appearance;
- Parking Provision;
- Impact on Residential Amenity; and
- Biodiversity.

Design and Appearance

Planning permission is sought to erect a ground floor rear extension to facilitate a new surgery and decontamination room, at Wood & Woolfstein Dental Practice, 452 Barlow Moor Road.

The extension will consist of a floorspace of 29.61 sq.m, and will measure 3.2 m in height. The proposal, including the materials to be used, has been designed to ensure that it is of a high quality and is in keeping with the existing character of the site.

The extension is proportionate in scale and form to the existing building, and as such, does not reflect inappropriate development. Given the minor nature of the development, the proposal is also not considered to detrimentally harm the setting of the surrounding environment.

On this basis, it is considered that the proposal is compliant with Policies DM1 and EN1 of the Manchester Local Plan, as well as the overarching principles outlined in the NPPF (2023).

Parking Provision

No car parking provision has been provided as part of the development proposal due to a lack of space on site for such facilities. The current dental practice does not provide any parking provision.

However, consideration must be given to the on-street car parking spaces currently provided along Barlow Moor Road. There is also a large public car park located within close proximity of the site, which currently serves Chorlton Square Shopping Centre. There is therefore considered to be ample parking provision available to patients and staff within the immediate vicinity.

In addition, the sites strategic location on Barlow Moor Road also makes it highly accessible via sustainable and active transport modes. As such, a significant proportion of the practices customers can visit the premises without having to use a private car.

For the reasons outlined, the proposal is considered to comply with Policy SP1 of the Manchester Local Plan, and reflects the overall aims of the Parking Standards set out in the Core Strategy (2012).

Impact on Residential Amenity

It is important to consider how the proposed development will impact residential amenity, particularly properties situated immediately to the north and south of the site along Barlow Moor road.

The opening hours of the dental practice are proposed below:

- Monday to Thursday – 09:00 to 20:00;
- Friday – 08:00 to 20:00;
- Saturday – 08:00 to 20:00; and
- Sunday – Closed.

As this proposal intends to enhance the facilities at the dental practice, increased operating hours can be offered to patients. On this basis, the client intends to extend their operating hours during the weekdays until 20:00, and introduce operational hours on Saturday's between 08:00 and 20:00. These operational hours would largely match those of the existing businesses and bars/restaurants nearby.

Day-to-day operations within the dental practice are contained within the building itself, so the additional facilities will not cause any further disturbance. The new a/c unit will also only operate within daytime hours, and will largely match the existing operational patterns of the 7no. existing a/c units currently installed on the building. As such, the proposal will not cause any noise impacts.

It is therefore considered that the proposed development would cause no additional harm to any nearby sensitive receptors, nor would there be any impact on the amenity of neighbouring uses.

On this basis, it is considered that the proposal is compliant with Policies DM1, DC26.1 and DC26.5 of the Manchester Local Plan, as well as the overarching principles outlined in the NPPF (2023).

Biodiversity

A part of the existing hedgerow to the rear of the building will need to be removed to make way for the development. However, less than 5m of the hedgerow will be impacted, and less than 25 sq.m of on-site habitat in total will be affected. On this basis, it is considered that the development would classify as de minimis exemption, and therefore not required to evidence biodiversity net gain.

Conclusion

After the preceding review of the site, surroundings and planning policy context, with respect to the proposed development, it is considered that this application for a ground floor rear extension to facilitate a new surgery and decontamination room, and other associated works at Wood & Woolfstein Dental Practice, is wholly acceptable in planning terms.

Fundamentally, the proposal is required to meet the health care demands of the local community, and represents investment in the site by the applicant, with a view to improving available facilities. The proposed development is therefore in accordance with Paragraph 85 of the NPPF; this should carry significant weight.

The extension is proportionate in scale and form to the existing building, and as such, does not reflect inappropriate development. The proposed development will also maintain the amenity of neighbouring users.

On this basis, the application is considered acceptable in planning terms, and therefore planning permission should be forthcoming.

We trust that the enclosed information is sufficient to enable you to validate the application and look forward to receiving confirmation in due course. We will also be pleased to address any matters raised through the consultation process.

Please contact me should you require any further information.

Yours faithfully,

Alex Ashby

Alex Ashby (Nov 15, 2024 16:26 GMT)

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