MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140136/FO/2024
Date registered valid:	11 June 2024
Proposal:	Installation of 2no. Extract Vents through roof of Packaging Building and installation of supply/extract ventilation system to filter room
Address:	Brewery, Denmark Road, Manchester, M15 6LD
Ward(s):	Hulme Ward
Applicant:	Mr Phil Pagan, Heineken UK
Agent (if any):	Katy Sanders, Norder Design Associates Ltd
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **18/07/2024**

Application details

Type of application: Full Application Consent

Development type: Minor Industry

Date of site visit: 26/06/2024

Standard consultations:
Printed: 20 June 2024 Expired: 11 July 2024

Neighbour notifications
Printed: 20 June 2024 Expired: 11 July 2024

Site notice
Posted: 26 June 2024 Expired: 17 July 2024

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The proposal is in relation to an existing industrial building at the Heineken Manchester Brewery on Denmark Road. The site is an industrial factory facility.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

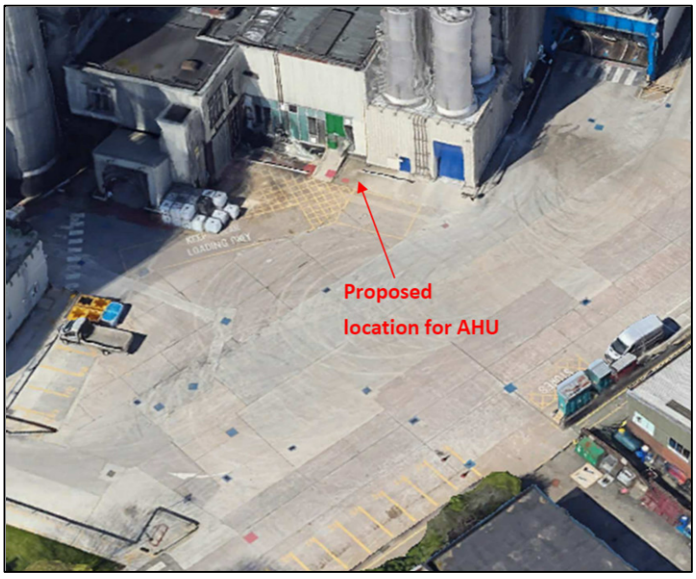
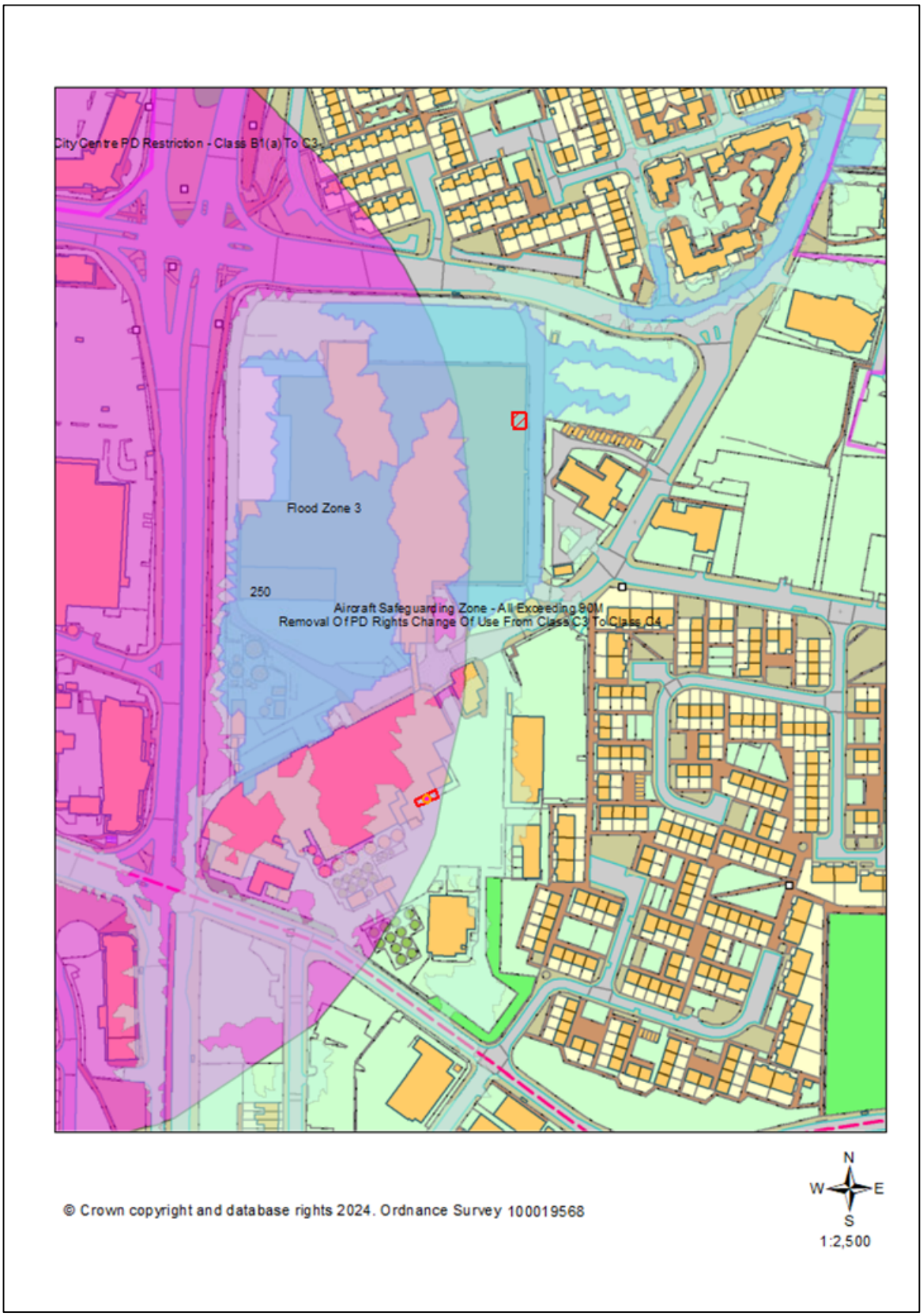


Figure 1. Proposed AHU location

Description of area

The site is located in an urban mixed-use part of the Hulme ward of Manchester. The site is located in Flood Zone 3 (high risk), Environment Agency Source Protection Zone 1, located upon a Principal Aquifer (Chester Formation) and near the Culvert Conduit Corn Brook. The site is also within a Contaminated Land Buffer Zone for the historic Moss Side Landfill site.



Description of development

The applicant is proposing the Installation of 2no. Extract Vents through roof of Packaging Building and installation of supply/extract ventilation system to filter room.

2no. CO2 extract vent stacks currently exist and penetrate the east facing façade of the existing Packaging Building. The performance of the existing CO2 extraction system has degraded over time and does not meet modern standards therefore, for safety reasons, the CO2 extraction system must be upgraded to modern standards. The existing CO2 extract stacks will be decommissioned, and new stacks relocated to allow vertical discharge through the roof to 2m above roof level. The 2no. existing Filters in the Filter Room are cleaned and sterilised on a regular basis. During the clean and sterilise process, water vapour rises from the filter and causes a damp environment. For safety reasons, an extraction system must be installed to remove the water vapour during this process, extracting it to atmosphere 2m above roof level. An air handling unit will also be installed to replace the extracted air with warm make-up air.

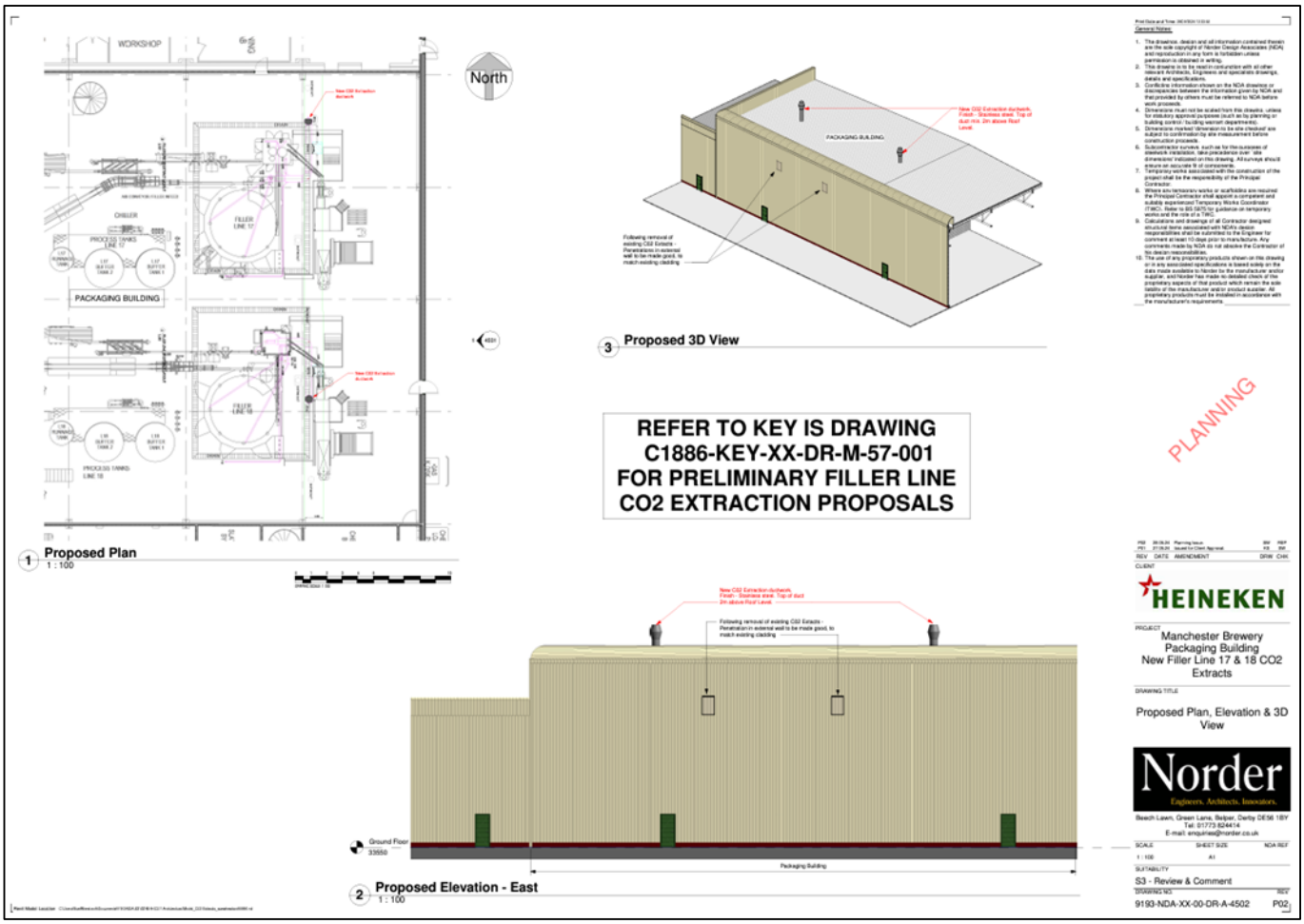


Figure 2. Proposed extract vents

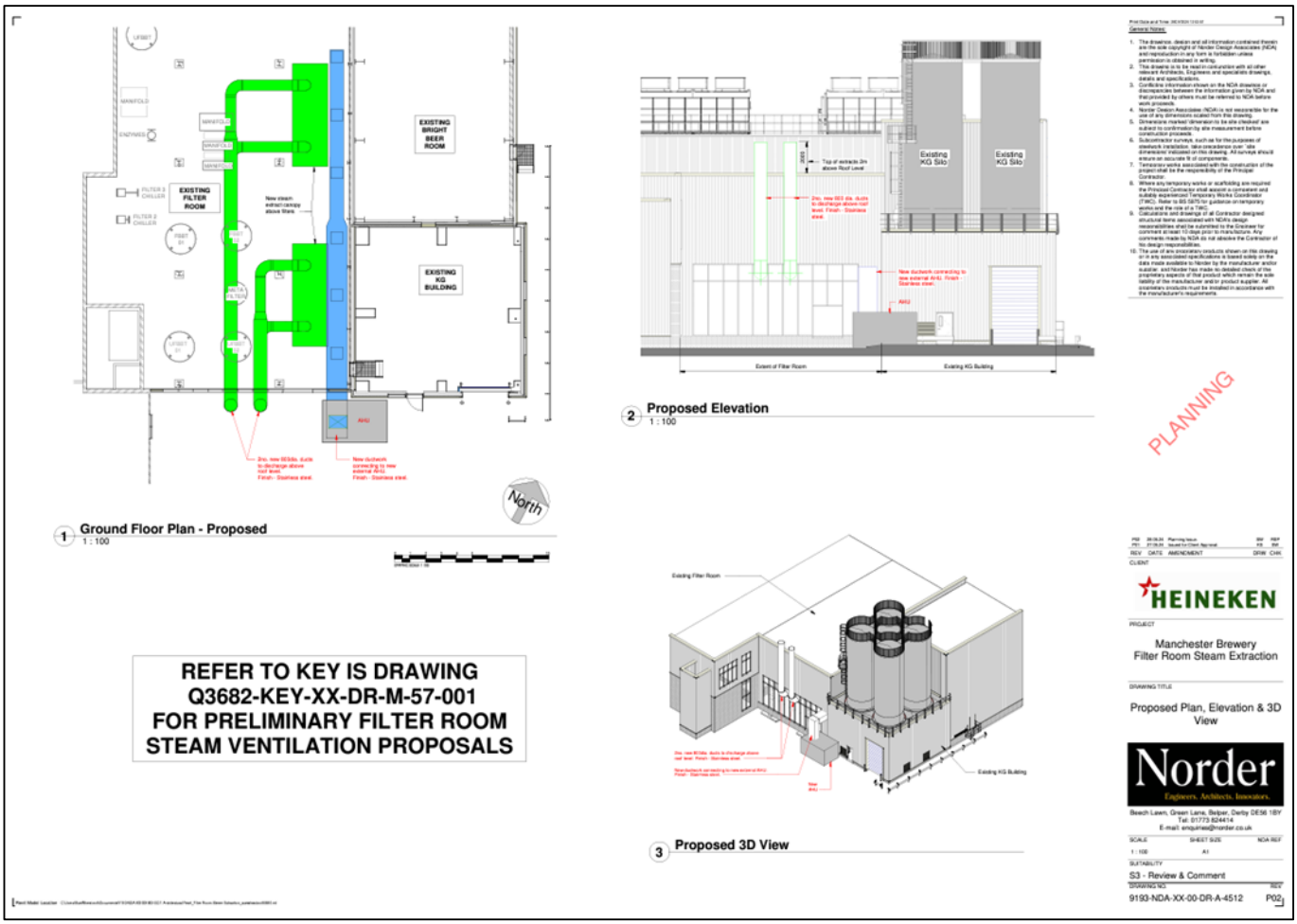


Figure 3. Proposed AHU

Planning History

139983/FO/2024
Description: Installation of raised maintenance platform and associated access ladders following removal of existing scaffolding platform.
Decision: Approved 01/07/2024

139894/FO/2024
Description: Conversion of existing offices and part of ground floor workshop into 2no. transformer rooms (on ground level), and new LV Room (on mezzanine level)
Decision: Approved 20/06/2024

139675/FO/2024
Description: Replacement of roof and installation of flues to existing Brewhouse
Decision: Approved 24/05/2024

138497/FO/2023
Description: Installation of 3 no. extraction vents and 3 no. air intakes to existing Brewery building
Decision: Approved 02/02/2024

CDN/24/0154
Description: Application to discharge condition no. 4 (Air Quality Impact Assessment) attached to planning permission 138497/FO/2023.

Decision: Approved 28/03/2024

137788/FO/2023
Description: Installation of 2no. 29.5m high, heat store tanks and associated services as part of a new heat recovery system
Decision: Approved 30/11/2023

137732/DEM/2023
Description: Existing Can Intake canopy formerly used for unloading of empty cans from lorries. The steel framed cladded canopy is enclosed on three sides, one side being the external wall to the existing Can Warehouse building, which is to remain. The demolition work is part of an overall project which is currently being considered for Planning under Application Ref. Number: 137436FO-2023.
Decision: Application returned 01/08/2023

137436/FO/2023
Description: Erection of a single storey warehouse building and loading canopy following demolition of existing unloading canopy
Decision: Approved 22/12/2023

CDN/24/0150
Description: Discharge of Condition 6 (Noise Management Plan) relating to planning permission 137436/FO/2023
Decision: Approve 28/03/2024

135912/FO/2023
Description: Replacement of Boiler House south facade and partial replacement of west façade
Decision: Approved 03/03/2023

CDN/23/0384
Description: Discharge of condition number 4 a (Acoustic insulation) from planning approval reference 135912/FO/2023
Decision: Approved 04/09/2023

135641/FO/2022
Description: Installation of new lifting beam gantry on the Brewhouse roof including retention of the steel roof platform
Decision: Approve 27/01/2023

130013/FO/2021
Description: Erection of stairs/platforms/walkways
Decision: Approve 09/06/2021

127906/FO/2020
Description: Construction of a new length of site service roadway within the site boundary which involves connection of the new road drainage into the existing surface water sewer
Decision: Approve 17/12/2023

CDN/21/0303
Description: Discharge of condition 3 (tree replacements) from planning approval reference 127906/FO/2020

Decision: Approve 26/05/2021

127915/FO/2020
Description: Erection of new single storey Dual Purpose Vessel (DPV) Block supporting 8 exposed vertical vessel installations and related access gantries over together with new access walkway and pipebridge linked back to existing Yeast Vessel Block
Decision: Approve 13/01/2021

129224/JO/2021
Description: Variation of condition number 2 (specified plans) from planning approval reference 127915/FO/2020 to allow for amendments to the proposed external wall cladding colour and the additional of additional floorspace to the south-westerly end of the DPV Block
Decision: Approve 18/08/2021

125385/AO/2019
Description: Installation of 5no non-illuminated sign hoarding fixed to existing boundary wall
Decision: Approve 23/12/2019

124994/FO/2019
Description: Erection of a single storey building with a maximum height of 12 metres to form a Can-Intake facility together with unloading canopy following demolition of existing unloading canopy
Decision: Approve 21/01/2020

124904/FO/2019
Description: Installation of external stratification tank following removal of existing syrup tank and enclosure together with realignment of roof top fence on Brewhouse Roof
Decision: Approved 19/11/2019

124573/AO/2019
Description: Installation of 2no externally illuminated name signs on warehouse and canopy.
Decision: Approve 02/10/2019

122482/FO/2019
Description: Demolition of existing external wall to Packaging Building and extension to packaging warehouse and associated loading bays
Decision: Approve 28/06/2019

CDN/19/0765
Description: Application to discharge condition numbers: 4 (Noise Management Plan) and 8 (Lighting) from planning approval reference 122482/FO/2019
Decision: Approved 03/03/2023

122456/FO/2019
Description: Relocation of existing heat rejection plant comprising cooling tower, one packaged air-cooled screw chiller, two large buffer cylinders, a plate heat exchanger, pumps, dosing equipment and ancillaries
Decision: Approve 26/03/2019

CDN/19/0331
Description: Application to discharge condition no. 3 (noise insulation) attached to planning permission 122456/FO/2019
Decision: 13/05/2019

121275/FO/2018
Description: Enclosure for a new combined heat & power engine with associated externally located plant & new pipebridge.
Decision: Approve 12/03/2019

CDN/19/0790
Description: Discharge of condition number 4 (Fumes and Odours) from planning approval reference 121275/FO/2018
Decision: Approve 11/12/2019

CDN/19/0293
Description: Application to discharge condition no. 3 (contaminated land) attached to planning permission 121275/FO/2018
Decision: Approve 13/05/2019

118631/FO/2017
Description: Erection of a Yeast Culture Building, extension to existing Yeast Vessel Block, installation of a single vertical storage vessel and related access gantry over.
Decision: Approve 13/03/2018

CDN/19/0317
Description: Discharge of Condition 5 Noise attached to Planning permission reference 118631/FO/2017
Decision: Approve 25/07/2019

CDN/18/0204
Description: Discharge of condition nos 4 (contaminated land) and 5 (noise) attached to planning permission
Decision: Split 18/05/2018

115835/FO/2017
Description: Installation of 6 fermentation vessels within external steel framework with associated access stairs and walkways (overall height of approximately 32m)
Decision: Approve 19/06/2017

CDN/19/0316
Description: Application to discharge condition no. 3 (noise insulation) attached to planning permission 115835/FO/2017
Decision: Approve 25/03/2020

115518/FO/2017
Description: Installation of 4no. refrigeration units on the existing Bright Beer Tank 1 building roof
Decision: Approved 10/05/2017

115061/AO/2017
Description: Installation of a non-illuminated fascia sign following removal of existing "Manchester Packaging" sign
Decision: 08/03/2017

111158/AO/2016/S1
Description: Installation of 1no. non-illuminated mesh PVC banner fixed to existing brick lab building, 3no. non-illuminated aluminium composite panel fixed to existing steel cladding boundary fence, 1no. non-illuminated aluminium composite panel mounted on existing wire mesh fence
Decision: Approve 30/03/2016

106713/FO/2014/S1
Description: Extension to the existing Effluent Plant in the form of a new vertical cylindrical vessel within a low-level concrete bund.
Decision: Approve 15/10/2014

102055/DEM/2013/S1
Description: Prior notification of proposed demolition of redundant buildings, related structures and associated plant & equipment, i.e. the Biomass Boiler complex, consisting of Boiler Hall & Turbine Hall buildings, chimney, suspended radiator area, and various peripheral housings, silos, access stairs and gantries.
Decision: No objection 17/05/2013

101894/FO/2013/S1
Description: Erection of 19-metre-high extension to the existing Bright Beer Building to form 4no. silos Decision: Approve 22/05/2013

CDN/19/0315
Description: Application to discharge condition no. 4 (noise insulation) attached to planning permission 101894/FO/2013/S1 Decision: Approve 25/03/2020

097125/DEM/2011/S1
Description: Prior Notification for demolition of the Howells building
Decision: No objection 09/09/2011

Consultation, notification & publicity responses

Consultations

Manchester City Council Highways Services
Manchester City Council Highways Service were consulted on this application.

Highways have no objections to the proposed development.

Manchester City Council Environmental Health
Manchester City Council Environmental Health were consulted on this application.

Environmental Health had no objections to the proposed development recommending a condition be attached for approval.

Manchester City Council Flood Risk Management
Manchester City Council Flood Risk Management were consulted on this application.

The submitted FRA can be approved with no further comment.

Environment Agency
The Environment Agency was consulted on this application.

No comment was received within the consultation period.

Notifications

Local Residents
As stated in Appendix 1, people who live near the area were told about the proposal.

No one commented, objected, or gave their opinion on this application.

Publications

Site Notice
As per Appendix 1, a public site notice was posted in the public interest.

No one commented, objected, or gave their opinion on this application.

Relevant policies & the principle of development

Summary of relevant policy

Applications for planning permission must be assessed against the local development plan, unless there are important reasons not to, as stated in planning law.

In considering this application, we consider the following policies relevant.

- The Manchester Core Strategy Development Plan Document 2012-2027 The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and is used to review development applications. Parts of the policies have been superseded by the Places for Everyone Plan. We consider the following Core Strategy Policies relevant to this proposal.
    - Development Management and Planning Obligations
        - DM 1 - Development Management
    - Objective 1 - Spatial Principles
        - SP 1 - Spatial Principles (partially superseded)
    - Objective 2 - Economy and the City Centre
        - EC 1 - Employment and Economic Growth in Manchester
        - EC 8 – Central Manchester
    - Objective 6 Environment
        - EN 1 - Design Principles and Strategic Character Areas
        - EN 8 – Adaptation to Climate Change (partially superseded)

        - EN 14 – Flood Risk (partially superseded)
        - EN 16 - Air Quality (partially superseded)
        - EN 18 - Contaminated Land and Ground Stability
- Extant Unitary Development Plan (UDP) - The Core Strategy replaced most of the UDP. However, some UDP Development Control policies are still in effect. The following extant policy are still considered relevant to this proposal.
    - DC26 - Development and Noise
- Places for Everyone Plan Joint Development Plan Document 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.
    - Strategy
        - JP-Strat5: Inner Areas
    - Sustainable and Resilient Places
        - JP-S1: Sustainable Development
        - JP-S2: Carbon and Energy
        - JP-S4: Flood Risk and the Water Environment
        - JP-S5: Clean Air
        - JP-S6: Resource Efficiency
    - Places for Jobs
        - JP-J1: Supporting Long-Term Economic Growth
        - JP-J2: Employment Sites and Premises
        - JP-J4: Industry and Warehousing Development
    - Greener Places
        - JP-G3: River Valleys and Waterways
    - Places for People
        - JP-P1 Sustainable Places
- The National Planning Policy Framework (The NPPF) – The NPPF was first published on 27 March 2012 and updated on 24 July 2018, 19 February 2019, 20 July 2021, 5 September 2023 and 19 December 2023. It sets out the government's planning policies for England and how these are expected to be applied. We consider the following sections relevant to this proposal.
    - Section 4 – Decision-making
    - Section 6 – Building a strong, competitive economy
    - Section 12 – Achieving well-designed places
    - Section 14 - Meeting the challenge of climate change, flooding and coastal change
    - Section 15 - Conserving and enhancing the natural environment

Principle of the development

The proposal's principle is acceptable. No factors in amenity terms would warrant refusal.

After careful consideration, it is concluded that the proposed development aligns with the Manchester Core Strategy, Extant UDP, Places for Everyone Plan and the NPPF. This conclusion is based on the assessment in the sections that follow.

The Manchester Core Strategy Development Plan (2012-2027)

We have assessed the proposal against the following policies of the Core Strategy.

Development Management and Planning Obligations

DM 1 – Development Management
New developments must adhere to the 'Development Principles' and design guidance in the Supplementary Planning Documents.

We have assessed the proposal against the following issues.

Appropriate siting, layout, scale, form, massing, materials, and detail
The new additions are minimal in size and scale, especially when seen in context on the wider building and site.

The proposal uses materials which are similar to those already present and what is expected of the kind of development.

Officers consider the new development to be acceptable in its siting, layout, scale, form, massing, materials, and detail.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development. Development should have regard to the character of the surrounding area.
The proposal is located at the centre of the site and is therefore a good distance from the closest neighbours minimising the amenity effects.

Due to the proposals size and scale sitting in context with the principal building and wider site the proposed development won't significantly change the area's character, so its appearance is acceptable.

The proposal is similar in size and scale to others nearby. Therefore, it can fit on the property site and won't disrupt the area's existing features.

In general, the proposed development has little impact on the surrounding areas. The design, scale, and appearance are all in line with the development management principle.

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.
Due to the nature of the proposed development, there is negligible effect on privacy.

The proposal is expected to have a negligible effect on local light.

To ensure the effect of external plant noise is minimised a condition has been attached to provide acoustic insulation and noise verification reports. We understand that demolition and construction can be loud and disruptive to the local residents. Contractors should use construction guidance to reduce emissions and minimize disruptions for residents.

The proposal is expected to have a negligible effect on fumes and odours.

The proposal is expected to have a negligible effect on litter, vermin, or birds.

The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway. It is expected to have a negligible effect on road safety and traffic generation.

Overall, pending full discharge of the attached conditions, the proposal has a negligible impact on privacy, light, noise, air quality, and other factors. So, it follows this principle of development management.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
The proposal does not change how people can get in and out of the building.

The proposal is therefore in accordance with this development management principle.

Adequacy of internal accommodation and external amenity space.
The proposal has minimal effect on the balance between internal and external space, so the proposal is therefore in accordance with this development management principle.

Refuse storage and collection.
The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site. We recognize that demolition and/or construction works often generate commercial waste. We expect contractors to follow best practices in waste management.

The proposal is in accordance with this development management principle.

Vehicular access and car parking
The Design and Access Statement confirms that there will be no increase in HGV activity and no changes to the current access strategy for the overall site.

The proposal doesn't change how vehicles access and park at the property, so it follows the development management principle.

Effects relating to biodiversity, landscape, archaeological or built heritage
The site is within the 250m buffer zone for the historic Moss Side Landfill site. Environmental Health had no comments regarding this.

The proposal does not sit within a Conservation Area or near a designated heritage asset.

The proposal is exempt from biodiversity net gain rules.

On balance the proposal has minimal effect on local biodiversity, landscape, archaeological or built heritage and is therefore in accordance with this development management principle.

Green Infrastructure including open space, both public and private
The proposal has no impact on green infrastructure is therefore in accordance with this development management principle.

Flood risk and drainage.
The site is located in Flood Zone 2.

MCC records highlight that the underground Culvert Conduit Corn Brook is located within close proximity to the site (approximately 60m to the North of the site).

MCC Flood Risk Management have assessed the site and submitted FRA and have no further comment.

The Environment Agency did not respond within the consultation period. The City Council, as LLFA, have assessed the proposal and are content no more information is required.

The proposal has a negligible impact on drainage using the existing drainage on site.

The proposal is therefore in accordance with this development management principle.

Objective 1 - Spatial Principles

SP 1 - Spatial Principles
This policy outlines the guiding spatial principles and core development principles of Manchester City Council.

Most notably the core development principles highlight development should 'make a positive contribution to neighbourhoods of choice'.

We consider this proposal to accord with the principles of this policy.

Objective 2 - Economy and the City Centre

EC 1 - Employment and Economic Growth in Manchester
This policy outline the overall strategy for employment and economic growth in Manchester.

We consider this proposal to accord with the principles of this policy.

EC 2 – Existing Employment Space
This policy explains how to improve and protect current places where people work.

We consider this proposal to accord with the principles of this policy.

EC 8 – Central Manchester
This policy outlines the principles for employment opportunities in Central Manchester.

We consider this proposal to accord with the principles of this policy.

Objective 6 Environment

EN 1 – Design Principles and Strategic Character Areas
This policy outlines the key design principles for development in Manchester. All development in Manchester will be expected to follow the seven principles of urban design.

This proposal sits within the 'Central Arc Character Area'.

We consider this proposal to accord with the principles of this policy.

EN 8 – Adaption to Climate Change
This policy outlines the key principles of how all new development will be expected to be adaptable to climate change.

We consider this proposal to accord with the principles of this policy.

EN 14 – Flood Risk
This policy outlines the key principles around Flood Risk Management in the city.

The site is located in Flood Zone 2.

MCC records highlight that the underground Culvert Conduit Corn Brook is located within close proximity to the site (approximately 60m to the North of the site).

MCC Flood Risk Management have assessed the site and submitted FRA and have no further comment.

The Environment Agency did not respond within the consultation period. The City Council, as LLFA, have assessed the proposal and are content no more information is required.

We consider this proposal to accord with the principles of this policy.

EN 16 – Air Quality
This policy sets out the key principles of air quality management in the city. The policy seeks to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes and at Manchester Airport.

We consider this proposal to accord with the principles of this policy.

This proposal is considered to accord with the principles of this policy.

EN 18 - Contaminated Land and Ground Stability
This policy sets out the principle of development on contaminated land or unstable land.

The site is within the 250m buffer zone for the historic Moss Side Landfill site. Environmental Health had no comments regarding this.

We consider this proposal to accord with the principles of this policy.

Extant Unitary Development Plan (UDP)

The Core Strategy replaced most of the UDP, but some UDP policies still apply to this proposal.

DC26 - Development and Noise

This policy outlines the key issues to reduce the impact of noise on people living and working in, or visiting, the City.

We consider this proposal to accord with the principles of this policy.

Places for Everyone Plan (2022 – 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

Strategy

JP-Strat5: Inner Areas
This policy outlines the spatial strategy for the Inner Areas of the City Region which includes the urban fringe around the City Centre.

We consider this proposal to accord with the principles of this policy.

Sustainable and Resilient Places

JP-S1: Sustainable Development
This policy outlines how, 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.

We consider this proposal to accord with the principles of this policy.

JP-S2: Carbon and Energy
This policy outlines the measures being taken to meet the aim of delivering a carbon neutral Greater Manchester no later than 2038.

We consider this proposal to accord with the principles of this policy.

JP-S4: Flood Risk and the Water Environment

This policy outlines the measures to protect the quantity and quality of water bodies with reference to the North West River Basin Management Plan and managing flood risk.

We consider this proposal to accord with the principles of this policy.

JP-S5: Clean Air
This policy outlines a comprehensive range of measures will be taken to support improvements in air quality, focusing particularly on locations where people live, where children learn and play, where there are impacts on the green infrastructure network and where air quality targets are not being met.

We consider this proposal to accord with the principles of this policy.

JP-S6: Resource Efficiency
This policy outlines the measures to meet Greater Manchester's ambition of becoming a leading green city region by 2038.

We consider this proposal to accord with the principles of this policy.

Places for Jobs

JP-J1: Supporting Long-Term Economic Growth
The policy outlines the ambition to have a thriving, inclusive and productive economy in all our boroughs.

We consider this proposal to accord with the principles of this policy.

JP-J2: Employment Sites and Premises
This policy outlines the strategy for a diverse range of employment sites and accessible premises, both new and second-hand, to offer opportunities for all kinds and sizes of businesses.

We consider this proposal to accord with the principles of this policy.

JP-J4: Industry and Warehousing Development
This policy outlines the ambition to deliver at least 3,513,000 sqm of new, accessible, industrial, and warehousing floorspace.

We consider this proposal to accord with the principles of this policy.

Greener Places

JP-G3: River Valleys and Waterways
This policy outlines how River valleys and waterways will be protected and improved as central components of our Green Infrastructure Network and a vital part of a Nature Recovery Network, making a major contribution to local identity, quality of life and the natural environment.

We consider this proposal to accord with the principles of this policy.

Places for People

JP-P1 Sustainable Places
This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to accord with the principles of this policy.

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework explains the government's planning policies for England. It also explains how to use these policies.

At all stages of the application, we have adhered to and considered the NPPF.

Section 4 - Decision-making

Section 4 of the NPPF outlines how local planning authorities should approach decisions on proposed development in a positive and creative way.

Section 4 of the NPPF has been adhered to and considered at all stages of the proposal.

Section 6 - Building a strong, competitive economy

Section 6. of the NPPF outlines the development management principles to help create the conditions in which businesses can invest, expand, and adapt.

Section 12 - Achieving well-designed places

Section 12 of the NPPF outlines the need to achieve well-designed places.

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Section 12 outlines how the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change.

Section 15 - Conserving and enhancing the natural environment

Section 15 outlines how planning policies and decisions should contribute to and enhance the natural and local environment.

We consider this proposal to accord with the principles of the NPPF.

Other Material Considerations

Other material considerations & policy may be relevant to the proposal as follows:

- Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007)
- Manchester Residential Quality Guide (July 2016) (MRQG)
- Manchester, Salford, and Trafford Strategic Flood Risk Assessment
- Manchester City Council Highways Developer Design Guidance – Sustainable Drainage Systems
- Manchester City Council Planning and Noise Technical Guidance (2022)
- Air Quality & Planning Technical Guidance (2022)
- Planning and Contaminated Land Technical Guidance (2021)
- Greater Manchester Joint Waste Development Plan Document (GMJWDPD)
- Waste Storage and Collection Guidance for New Developments (2017)
- Hot Food Takeaway Supplementary Planning Document (2017)
- Manchester City Council Houses in Multiple Occupation Guidance and Amenity Standards (2020)
- Manchester Tree and Woodland Action Plan 2024-2034
- Manual for Streets (2007)
- National design guide & National Model Design Code (2021)
- Outdoor advertisements and signs: a guide for advertisers (2007)

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 polices 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.

Conclusion

We find the proposal's design, size, and appearance acceptable for this location. It won't harm nearby properties or the street's character. There are no other material considerations of enough weight to say otherwise. Due to these reasons, the proposal is not likely to have a negative impact. It aligns with the relevant Core Strategy, Extant UDP, NPPF policies, and other material considerations.

Recommendation: Approve

Article 35 Declaration

Officers have collaborated with the applicant in a positive and proactive manner. We assessed the proposal with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan, and other material considerations. No significant problems have arisen during the consideration of this application.

Condition(s) to be attached to decision for approval

1. **3-year time limit**

   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. **Specified plans**

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

   a. Drawing - Location Plan 11 Jun 2024 9193-NDA-ST-XX-DR-A-1001 P03 SITE LOCATION PLAN (PROPOSED)
   b. Drawing - Site Plan 29 May 2024 9193-NDA-ST-XX-DR-A-1002 P02 EXISTING SITE BLOCK PLAN
   c. Drawing - Site Plan 29 May 2024 9193-NDA-ST-XX-DR-A-1003 P02 PROPOSED SITE BLOCK PLAN
   d. Drawing - Location Plan 29 May 2024 9193-NDA-ST-XX-DR-A-1010 P02 SITE LOCATION PLAN
   e. Drawing - Site Plan 29 May 2024 9193-NDA-ST-XX-DR-A-1011 P02 SITE BLOCK PLAN
   f. Drawing - Existing 29 May 2024 9193-NDA-XX-00-DR-A-450 P02 EAST ELEVATION, PLAN & 3D VIEW
   g. Drawing - Existing 29 May 2024 9193-NDA-XX-00-DR-A-4511 P02 ELEVATION, GROUND FLOOR PLAN & 3D VIEW
   h. Drawing - Proposed 29 May 2024 9193-NDA-XX-00-DR-A-4502 P02 EAST ELEVATION, PLAN & 3D VIEW
   i. Drawing - Proposed 29 May 2024 9193-NDA-XX-00-DR-A-4512 P02 GROUND FLOOR PLAN, ELEVATION & 3D VIEW
   j. Drawing - Proposed 29 May 2024 C1886-KEY-XX-DR-M-57-001 P1 MECHANICAL SERVICES - VENTILATION LAYOUT
   k. Drawing - Proposed 29 May 2024 Q3682-KEY-XX-DR-M-57-001 MECHANICAL SERVICES - VENTILATION LAYOUT
   l. Design & Access Statement 11 Jun 2024 9193-NDA-ZZ-XX-RP-A-8301

   Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 of Places for Everyone.

3. **Specified materials**

   The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form in type, size, colour, and texture.

   Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure. Pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 of Places for Everyone.

4. **External plant/equipment/servicing noise**

    a. 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. Prior to commencement of the use hereby approved 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 scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.
    b. Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority 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 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 agreed noise criteria.

    Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site Pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 of Places for Everyone.

Informative(s) to be added to decision for approval

1. **Flood Risk – Culvert**

    MCC records highlight that the underground Culvert Corn Brook is located within close proximity to the site (approximately 60 m to the North of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following link: https://manchester.civicapayforms.co.uk/Sales/LaunchInternet.aspx?saleform=drainage.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Environment Agency

13 Lagos Close, Manchester, M14 4GW
2C Aquarius Street, Manchester, M15 6AQ
2B Aquarius Street, Manchester, M15 6AQ
15 Aquarius Street, Manchester, M15 6AQ

21 Aquarius Street, Manchester, M15 6AQ
9 Lagos Close, Manchester, M14 4GW
7 Carey Walk, Manchester, M15 6NL
20 Delvino Walk, Manchester, M14 4GT
24 Delvino Walk, Manchester, M14 4GT
22 Delvino Walk, Manchester, M14 4GT
17 Lagos Close, Manchester, M14 4GW
11 Lagos Close, Manchester, M14 4GW
48 St Bees Close, Manchester, M14 4GG
36 St Bees Close, Manchester, M14 4GG
42 St Bees Close, Manchester, M14 4GG
74 St Bees Close, Manchester, M14 4GG
52 St Bees Close, Manchester, M14 4GG
1 Seaton Way, Manchester, M14 4GF
5 Seaton Way, Manchester, M14 4GF
7 Seaton Way, Manchester, M14 4GF
46 St Bees Close, Manchester, M14 4GG
44 St Bees Close, Manchester, M14 4GG
56 St Bees Close, Manchester, M14 4GG
50 St Bees Close, Manchester, M14 4GG
58 St Bees Close, Manchester, M14 4GG
54 St Bees Close, Manchester, M14 4GG
38 St Bees Close, Manchester, M14 4GG
40 St Bees Close, Manchester, M14 4GG
Dtz Management Centre, Greenheys Lane, Manchester, M15 5AS
1 Carver Walk, Manchester, M15 6NH
2 Ridley Walk, Manchester, M15 6NJ
4 Ridley Walk, Manchester, M15 6NJ
5 Carver Walk, Manchester, M15 6NH
7 Carver Walk, Manchester, M15 6NH
36F Greenheys Lane, Manchester, M15 6NQ
36D Greenheys Lane, Manchester, M15 6NQ
36B Greenheys Lane, Manchester, M15 6NQ
36C Greenheys Lane, Manchester, M15 6NQ
Flat B, 4 Aquarius Street, Manchester, M15 6AQ
Flat D, 4 Aquarius Street, Manchester, M15 6AQ
Flat A, 4 Aquarius Street, Manchester, M15 6AQ
Flat E, 4 Aquarius Street, Manchester, M15 6AQ
Flat C, 4 Aquarius Street, Manchester, M15 6AQ
2A Aquarius Street, Manchester, M15 6AQ
19 Aquarius Street, Manchester, M15 6AQ
23 Aquarius Street, Manchester, M15 6AQ
13 Aquarius Street, Manchester, M15 6AQ
25 Aquarius Street, Manchester, M15 6AQ
9 Tarnbrook Walk, Manchester, M15 6NB
3 Tarnbrook Walk, Manchester, M15 6NB
5 Tarnbrook Walk, Manchester, M15 6NB
SUPPORT 4 PROGRESS, Hotel And Catering Training Centre, Westwood Street, Manchester, M14 4SW
17 Aquarius Street, Manchester, M15 6AQ

8 Ridley Walk, Manchester, M15 6NJ
11 Tarnbrook Walk, Manchester, M15 6NB
7 Tarnbrook Walk, Manchester, M15 6NB
6 Ridley Walk, Manchester, M15 6NJ
1 Tarnbrook Walk, Manchester, M15 6NB
25 Lagos Close, Manchester, M14 4GW
11 Aquarius Street, Manchester, M15 6AQ
HUTCHISON MAN13287, Communication Station At Junction With Greenheys Lane, Princess Road, Manchester, M15 5FG
3 Carver Walk, Manchester, M15 6NH
9 Carver Walk, Manchester, M15 6NH
7 Lagos Close, Manchester, M14 4GW
36E Greenheys Lane, Manchester, M15 6NQ
3 Carey Walk, Manchester, M15 6NL
Flat F, 4 Aquarius Street, Manchester, M15 6AQ
34 St Bees Close, Manchester, M14 4GG
ASDA, 100 Princess Road, Manchester, M15 5AS
3 Seaton Way, Manchester, M14 4GF
Greenheys Police Station, Charles Halle Road, Manchester, M15 6NP
Bridgewater Wellness Clinic, Bridgewater Hopsital, 120 Princess Road, Manchester, M15 5AT
Greenheys Police Sub Station, Greenheys Lane, Manchester, M15 6NQ
Mcdonalds, ASDA, 100 Princess Road, Manchester, M15 5AS
Bridgewater Hopsital, 120 Princess Road, Manchester, M15 5AT
68 St Bees Close, Manchester, M14 4GG
34D Greenheys Lane, Manchester, M15 6NQ
36A Greenheys Lane, Manchester, M15 6NQ
34C Greenheys Lane, Manchester, M15 6NQ
34F Greenheys Lane, Manchester, M15 6NQ
34A Greenheys Lane, Manchester, M15 6NQ
18 Delvino Walk, Manchester, M14 4GT
6 Delvino Walk, Manchester, M14 4GT
12 Delvino Walk, Manchester, M14 4GT
66 St Bees Close, Manchester, M14 4GG
34B Greenheys Lane, Manchester, M15 6NQ
34E Greenheys Lane, Manchester, M15 6NQ
5 Carey Walk, Manchester, M15 6NL
1 Carey Walk, Manchester, M15 6NL
2 Carey Walk, Manchester, M15 6NL
16 Delvino Walk, Manchester, M14 4GT
14 Delvino Walk, Manchester, M14 4GT
4 Delvino Walk, Manchester, M14 4GT
8 Delvino Walk, Manchester, M14 4GT
10 Delvino Walk, Manchester, M14 4GT
2 Delvino Walk, Manchester, M14 4GT
15 Lagos Close, Manchester, M14 4GW

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

Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA