

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139753/FO/2024

Date registered valid: 9 April 2024

Proposal: Refurbishment of the existing Custody Suite, which includes removal of an existing courtyard to increase gross internal floor area, roof amendments to localised areas, additional roof plant, and minor amendments to the Van Dock Area

Address: Longsight Police Station, 2 Grindlow Street, Manchester, M13 0LL

Ward(s): Ardwick Ward

Applicant: Mrs Jaclyn Kelly Corstorphine & Wright

Agent (if any): Mrs Jaclyn Kelly Corstorphine & Wright

Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 3 June 2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 25 April 2024 Expired: 17 May 2024

Neighbour notifications

Printed: 25 April 2024 Expired: 17 May 2024

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

This application relates to the existing Longsight Police station which is a sub-divisional headquarters and central custody complex, constructed approximately 25 years ago.

Due to changes in policing standards, since the premises were built, the existing custody cells have become inappropriate and are no longer used. It is therefore proposed to refurbish/modernise the premises which will include a reduction, in the number of custody cells, from 57 to 44, with additional modern support services added.

Additional works comprises of:

- Infilling one of the two existing exercise yards to create 118 square metres of additional space, increasing the floorspace, of the custody suites, from 1497 square metres to 1615 square metres.
- Removal of a small element of building, in the Van Dock area to improve traffic flow through this area, with an associated enlarged roller shutter.
- Removing wall mounted external plant, from the van dock area and relocating it on the new flat roof, above the existing exercise yard, located behind a modified parapet wall.

Photo Voltaics are also shown, on the proposed plans, although it is indicated that the applicant would be looking to install these under permitted development rights.

Consultations & Notification Responses

Local residents/adjoining occupiers - No comments received.

Highway Services - No objections.

Strategic Area and Citywide Support Manager - Recommends that conditions are attached, to any permission, in relation to acoustic insulation of external equipment and construction hours (provided as an informative).

Issues

National Planning Policy Framework (December 2023) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

It states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;
- b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development

process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. paragraph 126).

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-

- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy EN1 relates to design principles and strategic character areas and states that all development in Manchester will be expected to follow the seven principles of urban design listed below:

- Character: a place with its own identity
- Continuity and enclosure: a place where public and private places are clearly distinguished
- Quality of the public realm: a place with attractive, and successful outdoor areas
- Ease of movement: a place that is easy to get to and move through
- Legibility: a place that has a clear image and is easy to understand
- Adaptability: a place that can change easily
- Diversity: a place with variety and choice

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate 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.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.

- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan - The site is unallocated in the plan.

Saved Development Control policy DC26, of the Unitary Development Plan, relates to development and noise and states that the council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the city. In giving effect to this intention, the council will consider both:

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

The Places for Everyone Plan is a Joint Development Plan Document - Provides a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

The Places for Everyone Plan is adopted and forms part of Manchester's development plan. Given the stage the Plan has reached, the Plan and its policies is now a material planning consideration in the determination of planning applications.

The Plan and its policies must therefore be given significant weight in the planning balance. The following policy is relevant:

JPS1 - Sustainable development

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance was formally adopted in April 2007. This guidance aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places, that is character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability.

The guidance advises that high quality design is a vital attribute of successful neighbourhoods, the design of streets should promote neighbourliness and design should respect and be informed by location. Also, it requires that the design of new development incorporates a cohesive relationship with the street scene, aids natural surveillance through the demarcation of public and private spaces and the retention of strong building lines and appropriate elevational detailing and strong design particularly to corner plots.

Principle of works - The works are needed to modernise the police station and enable it to return to its former use as a custody suite. The works are largely internal with some external alterations and are considered to be acceptable in principle.

Appearance - The infilling, of one of the exercise yards, will not be any higher, than the existing roof, so will not be seen externally from outside the site, and the modifications to the roof parapet wall are of a minor nature and are set well within the site, so there would not be a significant noticeable difference in the appearance of the property. Also, the partial removal of a section of the van dock area, would not be seen as it is located behind roller shutters, and existing plant is to be relocated in a less conspicuous position, on the roof. Generally it is

considered that the proposed external alterations would have a minimal impact upon the appearance of the building, although final details of the external plant will be required.

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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. In particular negotiations were held at a site meeting and further information was sought in relation to the appearance of proposed external plant. As this was not provided, an appropriate condition is proposed.

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

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

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

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

Drawings numbered LON-CWA-V1-ZZ-DR-A-0301 rev P01, LON-CWA-V1-ZZ-DR-A-0303 rev P01, LON-CWA-V1-00-DR-A-0305 rev P01, LON-CWA-V1-RF-DR-A-0307 rev P01 and LON-CWA-V1-ZZ-DR-A-0309 rev P01

Corstorphine and Wright Design and Access Statement (ref:LON-CWA-V1-XX-RP-A-0310-P01)
All stamped as received by the City Council, as Local Planning Authority, on 9 April 2024.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy

3) The materials used to construct the external elevations of the works hereby approved shall match the existing building, in terms of colour, type, and method of coursing and pointing.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) Prior to first operation of the new custody suite, final details of the elevational appearance and location, of all externally mounted ancillary plant, equipment and servicing, shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The scheme shall be implemented in full before the use commences, in accordance with the approved details.

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 SP1 and DM1, of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

5) 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 SP1 and DM1, of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

Informatives

1) Construction/demolition works shall be confined to the following hours:

Monday - Friday: 7.30am - 6pm
Saturday: 8.30am - 2pm
Sunday / Bank holidays: No work

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

5 Marsham Close, Manchester, M13 0LW
First Floor, Richmond House, 9 - 11 Richmond Grove, Manchester, M13 0LU
Richmond House, 9 - 11 Richmond Grove, Manchester, M13 0LN
13 - 15 Richmond Grove, Manchester, M13 0LN
120 South Street, Longsight, Manchester, M12 4DT
4 Kingfisher Close, Manchester, M12 4PW
Flat 1, 9 Portland Crescent, Manchester, M13 0BU
Flat 2, 9 Portland Crescent, Manchester, M13 0BU
11 Grindlow Street, Manchester, M13 0LA
HUTCHISON 1494015, Communication Station At Junction With Richmond Grove, Plymouth Grove, Manchester, M13 0LB
11 Beeton Grove, Manchester, M13 0DL
13 Beeton Grove, Manchester, M13 0DL
19 Beeton Grove, Manchester, M13 0DL
Flat 5, 320 Plymouth Grove, Manchester, M13 0LX
12 Foxbank Street, Manchester, M13 0DJ
336 Plymouth Grove, Manchester, M13 0LX
334 Plymouth Grove, Manchester, M13 0LX
44 Daisy Bank Road, Manchester, M14 5QP
21 Plymouth Avenue, Manchester, M13 0LZ
27 Plymouth Avenue, Manchester, M13 0LZ
29 Grindlow Street, Manchester, M13 0LA
354 Stockport Road, Manchester, M13 0LE
1 Richmond Grove, Manchester, M13 0LN
5 Richmond Grove, Manchester, M13 0LN
122 South Street, Longsight, Manchester, M12 4DT
2 Kingfisher Close, Manchester, M12 4PW
Flat 5, 9 Portland Crescent, Manchester, M13 0BU
4 Plymouth Avenue, Manchester, M13 0LZ
3 Beeton Grove, Manchester, M13 0DL
3 Fenella Street, Manchester, M13 0DT
11 Fenella Street, Manchester, M13 0DT
Flat 9, 320 Plymouth Grove, Manchester, M13 0LX
13 Foxbank Street, Manchester, M13 0DJ
332 Plymouth Grove, Manchester, M13 0LX
12 Plymouth Avenue, Manchester, M13 0LZ
344 Stockport Road, Manchester, M13 0LE
30 Plymouth Avenue, Manchester, M13 0LZ
356 Stockport Road, Manchester, M13 0LE
25 Grindlow Street, Manchester, M13 0LA
1 Marsham Close, Manchester, M13 0LW
The Crossroad Centre, Toll Gate Close, Manchester, M13 0LG
126 South Street, Longsight, Manchester, M12 4DT
5 Grindlow Street, Manchester, M13 0LA
273 Plymouth Grove, Manchester, M13 0LB
1 Grindlow Street, Manchester, M13 0LA
281 Plymouth Grove, Manchester, M13 0LB
9 Foxbank Street, Manchester, M13 0DJ
Flat 6, 320 Plymouth Grove, Manchester, M13 0LX

8 Foxbank Street, Manchester, M13 0DJ
5 Fenella Street, Manchester, M13 0DT
36 Daisy Bank Road, Manchester, M14 5QP
38 Daisy Bank Road, Manchester, M14 5QP
17 Plymouth Avenue, Manchester, M13 0LZ
21 Grindlow Street, Manchester, M13 0LA
368 Stockport Road, Manchester, M13 0LE
366 Stockport Road, Manchester, M13 0LE
350 Stockport Road, Manchester, M13 0LE
348 Stockport Road, Manchester, M13 0LE
7 Marsham Close, Manchester, M13 0LW
Basement To Second Floor, Richmond House, 9 - 11 Richmond Grove, Manchester, M13 0LU
Flat 8, 9 Portland Crescent, Manchester, M13 0BU
15 Beeton Grove, Manchester, M13 0DL
17 Beeton Grove, Manchester, M13 0DL
5 Foxbank Street, Manchester, M13 0DJ
Flat 13, 320 Plymouth Grove, Manchester, M13 0LX
Flat 4, 320 Plymouth Grove, Manchester, M13 0LX
2 Foxbank Street, Manchester, M13 0DJ
11A Fenella Street, Manchester, M13 0DT
32 Daisy Bank Road, Manchester, M14 5QP
34 Daisy Bank Road, Manchester, M14 5QP
40 Daisy Bank Road, Manchester, M14 5QP
16 Plymouth Avenue, Manchester, M13 0LZ
8 Plymouth Avenue, Manchester, M13 0LZ
346 Stockport Road, Manchester, M13 0LE
3 Marsham Close, Manchester, M13 0LW
19 Grindlow Street, Manchester, M13 0LA
3 Richmond Grove, Manchester, M13 0LN
7 Richmond Grove, Manchester, M13 0LN
Flat 4, 9 Portland Crescent, Manchester, M13 0BU
7 Grindlow Street, Manchester, M13 0LA
275 Plymouth Grove, Manchester, M13 0LB
1 Beeton Grove, Manchester, M13 0DL
St Josephs RC Primary School, Richmond Grove, Manchester, M13 0BT
11 Foxbank Street, Manchester, M13 0DJ
Flat 10, 320 Plymouth Grove, Manchester, M13 0LX
Flat 7, 320 Plymouth Grove, Manchester, M13 0LX
Flat C, 11 Fenella Street, Manchester, M13 0DT
25 Plymouth Avenue, Manchester, M13 0LZ
19 Plymouth Avenue, Manchester, M13 0LZ
342 Stockport Road, Manchester, M13 0LE
29 Plymouth Avenue, Manchester, M13 0LZ
20 Plymouth Avenue, Manchester, M13 0LZ
358 Stockport Road, Manchester, M13 0LE
8 Kingfisher Close, Manchester, M12 4PW
372 Stockport Road, Manchester, M12 4FT
Mercury Filling Station, 353 Stockport Road, Manchester, M13 0LF
6 Plymouth Avenue, Manchester, M13 0LZ
15 Grindlow Street, Manchester, M13 0LA
279 Plymouth Grove, Manchester, M13 0LB
Flat 6, 9 Portland Crescent, Manchester, M13 0BU
9 Fenella Street, Manchester, M13 0DT
Flat 8, 320 Plymouth Grove, Manchester, M13 0LX

31 Richmond Grove, Manchester, M13 0DS
11B Fenella Street, Manchester, M13 0DT
42 Daisy Bank Road, Manchester, M14 5QP
14 Plymouth Avenue, Manchester, M13 0LZ
26 Plymouth Avenue, Manchester, M13 0LZ
28 Plymouth Avenue, Manchester, M13 0LZ
32 Plymouth Avenue, Manchester, M13 0LZ
370 Stockport Road, Manchester, M13 0LE
364 Stockport Road, Manchester, M13 0LE
27 Grindlow Street, Manchester, M13 0LA
352 Stockport Road, Manchester, M13 0LE
23 Grindlow Street, Manchester, M13 0LA
374 Stockport Road, Manchester, M12 4FT
9 Marsham Close, Manchester, M13 0LW
124 South Street, Longsight, Manchester, M12 4DT
2 Plymouth Avenue, Manchester, M13 0LZ
271 Plymouth Grove, Manchester, M13 0LB
3 Grindlow Street, Manchester, M13 0LA
5 Beeton Grove, Manchester, M13 0DL
7 Beeton Grove, Manchester, M13 0DL
1 Fenella Street, Manchester, M13 0DT
21 Beeton Grove, Manchester, M13 0DL
7 Foxbank Street, Manchester, M13 0DJ
1 Foxbank Street, Manchester, M13 0DJ
3 Foxbank Street, Manchester, M13 0DJ
Flat 11, 320 Plymouth Grove, Manchester, M13 0LX
4 Foxbank Street, Manchester, M13 0DJ
29 Richmond Grove, Manchester, M13 0DS
30 Daisy Bank Road, Manchester, M14 5QP
18 Plymouth Avenue, Manchester, M13 0LZ
360 Stockport Road, Manchester, M13 0LE
23 Plymouth Avenue, Manchester, M13 0LZ
10 Plymouth Avenue, Manchester, M13 0LZ
24 Plymouth Avenue, Manchester, M13 0LZ
6 Kingfisher Close, Manchester, M12 4PW
11 Marsham Close, Manchester, M13 0LW
351 Stockport Road, Manchester, M13 0LF
Flat 7, 9 Portland Crescent, Manchester, M13 0BU
17 Grindlow Street, Manchester, M13 0LA
9 Grindlow Street, Manchester, M13 0LA
277 Plymouth Grove, Manchester, M13 0LB
Flat 3, 9 Portland Crescent, Manchester, M13 0BU
9 Beeton Grove, Manchester, M13 0DL
33 Richmond Grove, Manchester, M13 0DS
35 Richmond Grove, Manchester, M13 0DS
7 Fenella Street, Manchester, M13 0DT
Flat 12, 320 Plymouth Grove, Manchester, M13 0LX
Flat 2, 320 Plymouth Grove, Manchester, M13 0LX
Flat 3, 320 Plymouth Grove, Manchester, M13 0LX
Flat 1, 320 Plymouth Grove, Manchester, M13 0LX
25 Richmond Grove, Manchester, M13 0DS
6 Foxbank Street, Manchester, M13 0DJ
27 Richmond Grove, Manchester, M13 0DS
10 Foxbank Street, Manchester, M13 0DJ

338 Plymouth Grove, Manchester, M13 0LX
15 Plymouth Avenue, Manchester, M13 0LZ
22 Plymouth Avenue, Manchester, M13 0LZ
JAMIA ISLAMIA MOSQUE, 347 - 349 Stockport Road, Manchester, M13 0LF
Dean Trust Ardwick, 345 Stockport Road, Manchester, M13 0LF
362 Stockport Road, Manchester, M13 0LE

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA