

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139854/FO/2024

Date registered valid: 23 April 2024

Proposal: Updated drive thru booths incorporating extensions totalling 0.4 sqm. Installation of a new insulated roof to the entrance lobby with replacement door and Introduction of 3 no. cycle hoops with associated works to the site

Address: McDonalds Restaurants Ltd, 849A Princess Road, Manchester, M20 2ZF

Ward(s): Didsbury West Ward

Applicant: McDonalds Restaurants Limited

Agent (if any): Mrs Sarah Carpenter, Planware Limited

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 12th June 2024



Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 21 May 2024

Standard consultations:

Printed: 30 April 2024 Expired: 22 May 2024

Neighbour notifications

Printed: 30 April 2024 Expired: 22 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

The application site relates to an existing free standing restaurant/take away with drive through sales facility and car parking area for up to 14 car parking spaces which includes one disabled parking space. The site is located in the Didsbury West ward area of Manchester situated on Princess Parkway.



Listed building: Not applicable

Conservation area: Not applicable

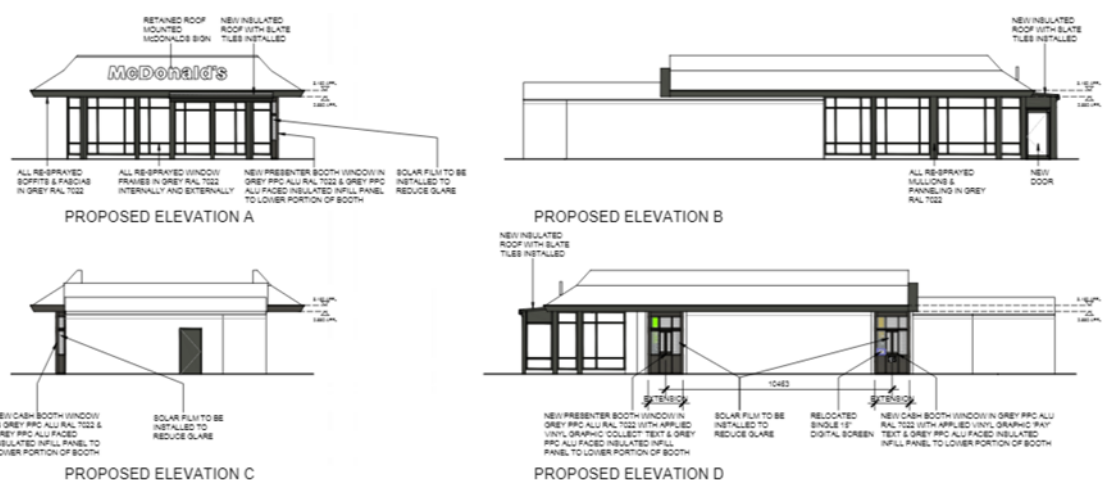
Tree Preservation Order: Not applicable

Description of area

This is primarily an area of retail and commercial use although residential lies within close proximity.

Description of development

The applicant is seeking planning permission for an updated drive thru booths incorporating extensions totalling 0.4 sqm. Installation of a new insulated roof to the entrance lobby with replacement door and Introduction of 3 no. cycle hoops with associated works to the site



Consultations & Notification Responses

Local residents/adjoining occupiers - No comments received.

Highway Services

The access/egress and internal circulation will remain as existing. The 2no. grill bays will also be retained as existing. Highways welcome the implementation of cycle parking facilities on site. It appears that the proposals will convert all 13no. on-site McDonalds customer/staff parking bays to 'Click and Serve' bays. Highways therefore query where general staff/customers parking would be provided. It is unclear whether parking is available across the wider service station site and whether there is capacity to cater for this displacement of standard parking. Highways therefore request additional information on this matter.

Further response from Highways following confirmation of parking bays - No objections

The following policies are considered relevant in the consideration of this application.

- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 – Design Principles
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Places for Everyone Plan (2022 - 2039)

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

Strategy

JP-Strat9: Southern Areas

This policy outlines the spatial strategy for the Southern Areas of the City Region which includes Southern areas of Manchester.

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.

Principle of the Proposal

The principle of the proposal is acceptable in that the applicant proposes to improve and enhance the premises and the way it functions. Notwithstanding this, consideration must be given to the proposed developments design and appearance and to the proposal's impact upon existing levels of residential amenity.

Site History of applications

140024/AO/2024

Application Pending Consideration - Repositioning of the existing internally illuminated roof level signage

140023/FO/2024

Application Pending Consideration - Alterations to elevations to include updated drive thru booths incorporating extensions (totalling 0.4 sqm), replacement roof tiles, door to the entrance lobby and opaque vinyl to existing glazing, together with amendments to kerb lines, lampposts ,and the installation of a height restrictor barrier and 3 no. cycle hoops and associated works to the site.

128549/AO/2020

Application Approved - 05.01.2021 Installation of 3 no. internally illuminated digital freestanding signs and 1 no. internally illuminated 15" digital booth screen

112144/AO/2016/S2

Application Approved - 07.07.2016 Relocation of existing Gallows height restrictor sign

112143/FO/2016/S2

Application Approved - 01.08.2016 Erection of single storey rear extension to create an additional 44.5 square metres of floorspace, erection of a detached bin store, erection of a 3.6 metre high height restrictor monolith and reconfiguration of the car parking facilities

093427/FO/2010/S2

Application Approved - 06.08.2010 Refurbishment of restaurant and patio area with changes to elevations including new automated entrance doors and reconfiguration of the car park

093428/AO/2010/S2

Application Approved - 06.08.2010 Installation of 1 no. illuminated fascia sign; 6 no. illuminated freestanding signs; 1 height restrictor; 1 banner sign and 1 illuminated customer order display

084675/AO/2007/S2

Application Approved - 22.11.2007 Erection of 1 no. welcome sign, 1 no. 3.2 metres high restrictor unit, 1 no. confirmation display box, 2 no. twin display menu units and 2 no. quad display units

086100/JO/2008/S2

Application Approved - 06.05.2008 Variation of condition 8 attached to planning permission 046871 to vary hours of opening to 6.30am to 11.30pm Monday to Thursday, 6.30am to 12.00am (midnight) on Friday, 7.30am to 12.00am (midnight) on Saturday and 8.00am to 11.30pm on Sunday.

076447/FO/2005/S2

Application Approved - 18.08.2005 Erection of single storey extension to form new entrance vestibule to existing restaurant

049605/FO/SOUTH2/96

Application Approved - 11.07.1996 Erection of seven 5 metre high car park lighting columns and lamps

047866/MO/SOUTH2/95

Application Approved - 26.10.1995 RESERVED MATTERS Details of siting, design, external appearance and landscaping for a drive thru restaurant as approved in outline under ref 046871

048838/AO/SOUTH2/95

Application Approved - 08.12.1995 Five internally illuminated freestanding shop signs

048839/AO/SOUTH2/95

Application Approved - 08.12.1995 Internally illuminated individual letter name sign on roof

050295/AO/SOUTH2/96

Application Approved - 10.09.1996 Internally illuminated name sign to existing gantry sign (Retrospective application)

046871/OO/SOUTH2/94

Application Approved - 30.03.1995 Erection of a drive thru restaurant (class A3) with car parking, staff and storage accommodation

048377/MO/SOUTH2/95

Application Approved - 26.10.1995 RESERVED MATTERS-Details of siting,design,external appearance and landscaping for a drive-thru only restaurant (A3) with car parking,staff & storage accommodation outline approval 046871

037348

Application Refused - 30.08.1990 Variation of condition No.6 attached to planning application F34345 in order to allow 24 hours of operation for petrol and retail sales kiosk

036731

Application Withdrawn - 12.07.1991 Variation of condition No 6 attached to planning application F34345 in order to allow 24 hours of operation for Petrol and retail sales kiosk.

051358/FO/SOUTH2/97

Application Approved - 12.01.1998 Extension to existing restaurant to provide dining area and public toilets with associated increased car parking and car park lighting

034545

Application Approved - 14.12.1989 Erection of a self-service petrol filling station and public restaurant

Residential Amenity

The applicant is seeking planning permission for an updated drive thru booths incorporating extensions totalling 0.4 sqm. Installation of a new insulated roof to the entrance lobby with replacement door and Introduction of 3 no. cycle hoops with associated works to the site.

There are two further planning applications accompanying this site, however a decision has not been made yet.

The main customer entrance is located on the elevation facing Princess Road. This effectively forms the front of the restaurant and at the rear, to the east of the site, there is a storage area, which is contained within a brick base and high timber surround.

The 'drive-thru' facilities are positioned on the southern elevations of the building. The vehicular access is taken from the west of the site, i.e. from Princess Road, with a circulation route around the building and exiting through the existing car parking area to the rear of the site around the adjacent building/ petrol station back onto the Princess Road at the south-west corner of the site.

The alterations to the front would see a respray of all soffits and fascia's in Grey Ral 7022 together with the window frames. A new presenter booth window on the west side of the building together with new insulated roof with slate tile.

On the external serving booths, these would see the removal of the projecting bays replaced with infilled lower panels which would be insulated and painted Grey Ral 7022 to match the rest of the external appearance. Included would be a single 15" digital screen within one of the two booths. The entrance to the front would remain unchanged for customers although the door would be replaced.

An area located to the side of the existing disabled parking space would see the addition of a bicycle area comprising tarmac area with hoops. In addition, there would be a change in the 'Grill Bay' floor markings from numbers to hatch markings. The 13 car parking spaces remain unchanged.

Scale and mass and appearance.

The proposal has been sited and designed to ensure that it is subservient to the original building, is not excessively large or bulky and are therefore considered to accord with the principles set out in saved UDP policies DC1 and accords with Core Strategy policies DM1 of the Core Strategy.

Design and appearance

The design and appearance of the external area is considered acceptable and is detailed as what is normally expected of such improvements and would enhance the outlook of the external areas to the whole site.

The materials proposed are set to match those of the existing restaurant. It is not anticipated that the proposed development, will impact upon the existing levels of residential amenity currently being enjoyed by occupants of adjoining and surrounding properties.

Bin Storage

The existing arrangements are unaffected by the proposal.

Car Parking

No changes to car parking arrangements although the marked grill bays would be hatched in yellow thermoplastic material and not numbered. This is considered to be an acceptable change.

Highways

Following updated information with regards to the existing car parking spaces, given that the 'allocated' spaces are not for 'click and collect' customers only, there were no concerns or objections. The agent confirmed this via an email dated 8th May 2024. The bays are numbered so that the orders can be brought to the correct parking space but can be used by anyone.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a

decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application.

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

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

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

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

Received on 23rd April 2024 numbered 13770_AEW_0650_0005 REV B Existing and Proposed Elevations

Received on 23rd April 2024 numbered 13770_AEW_0650_0004 REV A Proposed Site plan

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

3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building 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 extension, pursuant to Policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services

849 Princess Road, Manchester, M20 2ZF
12A Mersey Crescent, Manchester, M20 2YJ
24 Mersey Crescent, Manchester, M20 2YJ
34 Mersey Crescent, Manchester, M20 2YJ
28 Mersey Crescent, Manchester, M20 2YJ
22 Mersey Crescent, Manchester, M20 2YJ
18 Mersey Crescent, Manchester, M20 2YJ
3 Glynn Gardens, Manchester, M20 2YP
36 Mersey Crescent, Manchester, M20 2YJ
32 Mersey Crescent, Manchester, M20 2YJ
30 Mersey Crescent, Manchester, M20 2YJ
26 Mersey Crescent, Manchester, M20 2YJ

20 Mersey Crescent, Manchester, M20 2YJ
16 Mersey Crescent, Manchester, M20 2YJ
11 Glynn Gardens, Manchester, M20 2YP
9 Glynn Gardens, Manchester, M20 2YP
7 Glynn Gardens, Manchester, M20 2YP
5 Glynn Gardens, Manchester, M20 2YP
1 Glynn Gardens, Manchester, M20 2YP
847 Princess Road, Manchester, M20 2ZF
845 Princess Road, Manchester, M20 2ZF
14 Mersey Crescent, Manchester, M20 2YJ

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
Area Team Boundary - Name: SOUTH AREA