

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139966/FO/2024

Date registered valid: 8 May 2024

Proposal: Installation of replacement roof system together with perimeter safety barrier and elevational alterations

Address: Unit B Southmoor Industrial Estate, Southmoor Road, Manchester, M23 9XD

Ward(s): Brooklands Ward

Applicant: Macrow South Street Capital

Agent (if any): Nicholas Livingstone, Wainwrights

Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 03/07/2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 20 May 2024 Expired: 11 June 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 proposal relates to a two-storey warehouse within the Southmoor Industrial Estate. The building is of art deco style, constructed of brick with white concrete windows surrounds.

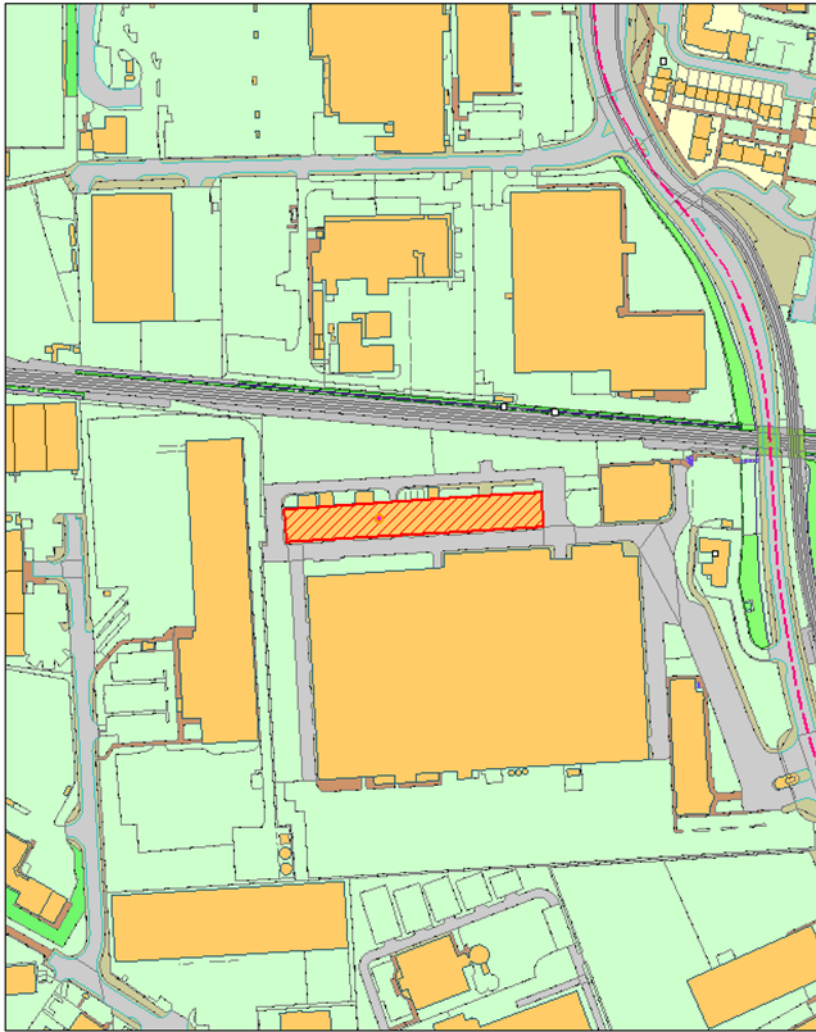
Listed building: Not applicable

Conservation area: Not applicable

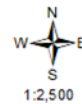
Tree Preservation Order: Not applicable

Description of area

The application property is located within Southmoor Industrial Estate on Southmoor road, just off the busy Altringham Road (A560) and is directly adjacent to the Baguley Metrolink Stop. The wider area is predominantly commercial and industrial, with a number of other warehouse facilities in the wider Roundthorn Industrial Estate.

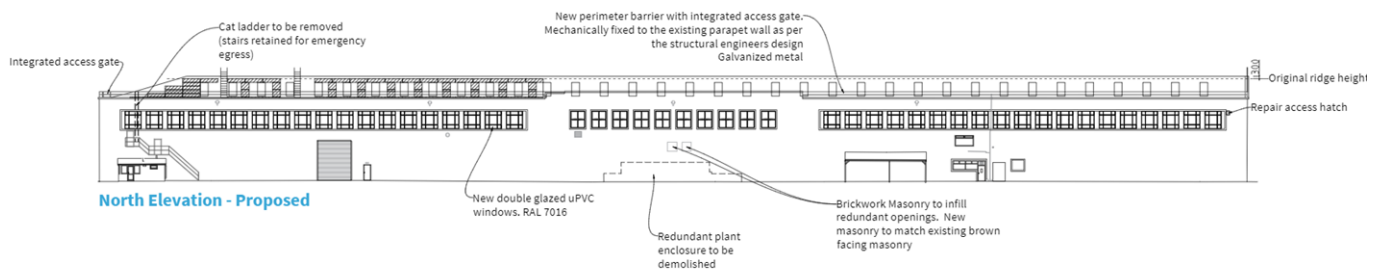


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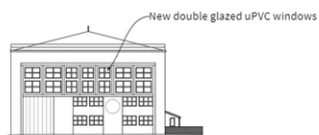


Description of development

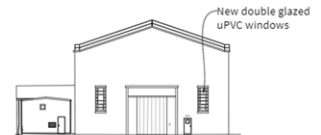
The proposal seeks consent for the installation of replacement roof system together with perimeter safety barrier and elevational alterations. The elevation alterations include replacing all windows with double glazed windows of a similar style, repairs to the concrete window surrounds and brickwork infills of redundant openings



North Elevation - Proposed



East Elevation - Proposed



West Elevation - Proposed

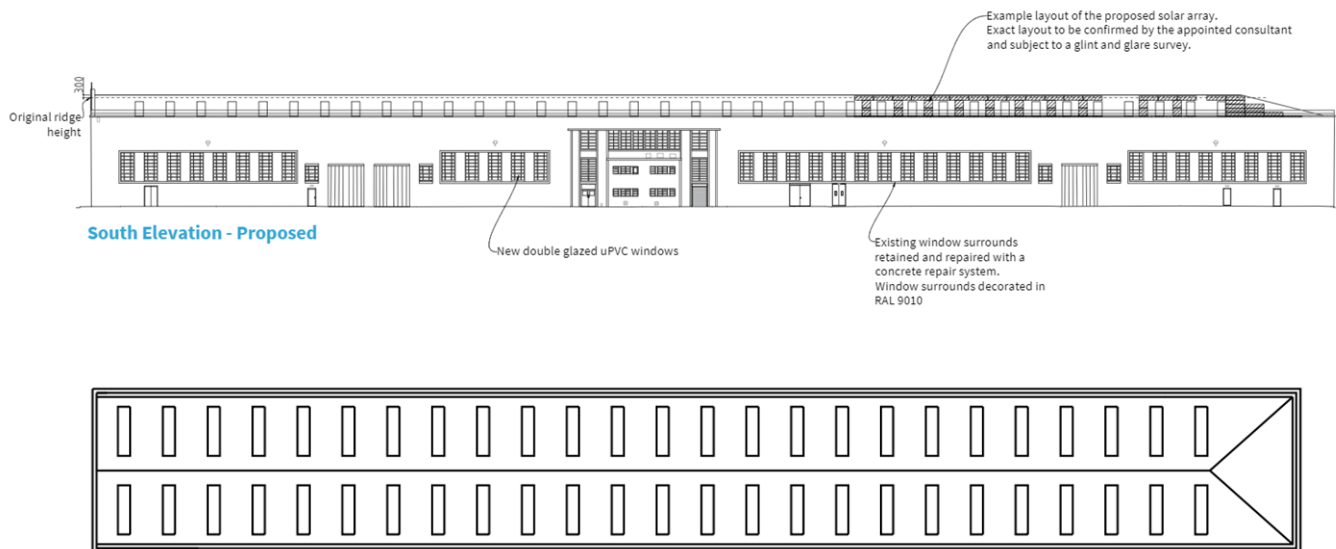


Figure 1. Proposed Roof Plan

Consultations & Notification Responses

As per appendix 1 – Neighbouring residents were notified and asked for comments on the proposed application – No comments or objections were made.

Policy

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

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 forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas

Places for Everyone

Places for Everyone (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.

The following policies are relevant:

- S1- Sustainable development
- S2 – Carbon and energy
- S5 – Flood risk and the water environment

The National Planning Policy Framework (December 2023)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually

supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- Chapter 12. Achieving well-designed and beautiful places.

Principle

The principle of installing Installation of replacement roof system together with perimeter safety barrier and elevational alterations is acceptable, however consideration must be given to the proposals impact upon existing levels of visual amenity.

Design / Visual Amenity

The proposed replacement roof system would not be visible from ground level or the nearby public highway and is not considered to give rise to harm to visual amenity of the character of the area.

The proposed elevation alterations include replacing all windows to double glazed uPVC windows in a similar style to the existing, repair work to the concrete window surrounds and masonry infills to redundant openings. These proposed alterations will not give rise to harm to visual amenity and are broadly considered to be positive improvements to the buildings state of repair.

The proposal is therefore considered to be well-designed and would have minimal detrimental impact upon the street scene and visual amenity of the area, thereby according with policies DM1 and EN1 of the Core Strategy

Conclusion

Given the above issues, it is considered that the signage is acceptable in terms of its impact upon visual amenity and public safety in accordance with policies SP1, DM1 and EN1 of the Core Strategy, policy DC15 of the UDP and chapters 7 and 12 of the NPPF.

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 and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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

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 – 08 May 2024.
- b. Drawing – Proposed Elevations - 08 May 2024 – Drawing number – (02)001.
- c. Drawing – Proposed Roof Plan – 20 June 2024 – Drawing Number – (03)002.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

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 DM1, SP1 and EN1 of the Core Strategy.

Informative – For the avoidance of doubt this approval does not infer any consent for future solar panels indicated on plans submitted, which would require the benefit of a separate planning application.

Appendix 1 – List of consultees & neighbours notified

Unit B2, Southmoor Industrial Estate, Southmoor Road, Manchester, M23 9XD
Unit B1, Southmoor Industrial Estate, Southmoor Road, Manchester, M23 9XD
Roundthorn Industrial Estate, Greeba Road, Manchester, M23 4NW
Arriva North West, Greeba Road, Manchester, M23 9ET
EDF Energy, Timpson Road, Manchester, M23 9LL
LB Europe Ltd, Units A5 And A6, Southmoor Industrial Estate, Southmoor Road, Manchester, M23 9LR
Schmitz Cargobull Uk Ltd, Units A1 And A2, Southmoor Industrial Estate, Timpson Road, Manchester, M23 9XD
Unit A9, Southmoor Industrial Estate, Southmoor Road, Manchester, M23 9XD
Unit A8, Southmoor Industrial Estate, Southmoor Road, Manchester, M23 9XD
Unit A7, Southmoor Industrial Estate, Southmoor Road, Manchester, M23 9XD
Units A3 And A4, Southmoor Industrial Estate, Timpson Road, Manchester, M23 9XD
Southmoor Industrial Estate, Southmoor Road, Manchester, M23 9LR
Ground Floor, Southmoor House, Southmoor Road, Manchester, M23 9LR
Second Floor, Southmoor House, Southmoor Road, Manchester, M23 9LR
Third Floor, Southmoor House, Southmoor Road, Manchester, M23 9LR
Car Spaces, Trafford House, Southmoor Road, Manchester, M23 9XD
Trafford House, Southmoor Road, Manchester, M23 9XD
Headon Productions, Timpson Road, Manchester, M23 9LL
Yard 1, Southmoor Industrial Estate, Southmoor Road, Manchester, M23 9XD
Yard 2, Southmoor Industrial Estate, Southmoor Road, Manchester, M23 9XD

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - Wythenshawe PD Restriction - Class B1(c) To C3
Article 4 Direction - Wythenshawe PD Restriction - Class B1(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA