

Planning Support Statement

Proposal: Erection of an additional storey and side extension to the existing community centre, resulting in a three storey building. The proposal includes use of part of the building for student accommodation.

Site Address: 9 Dolphin Street Manchester M12 6BG

Prepared for Turkish Cultural Centre



PLAN:8 TOWN PLANNING LTD

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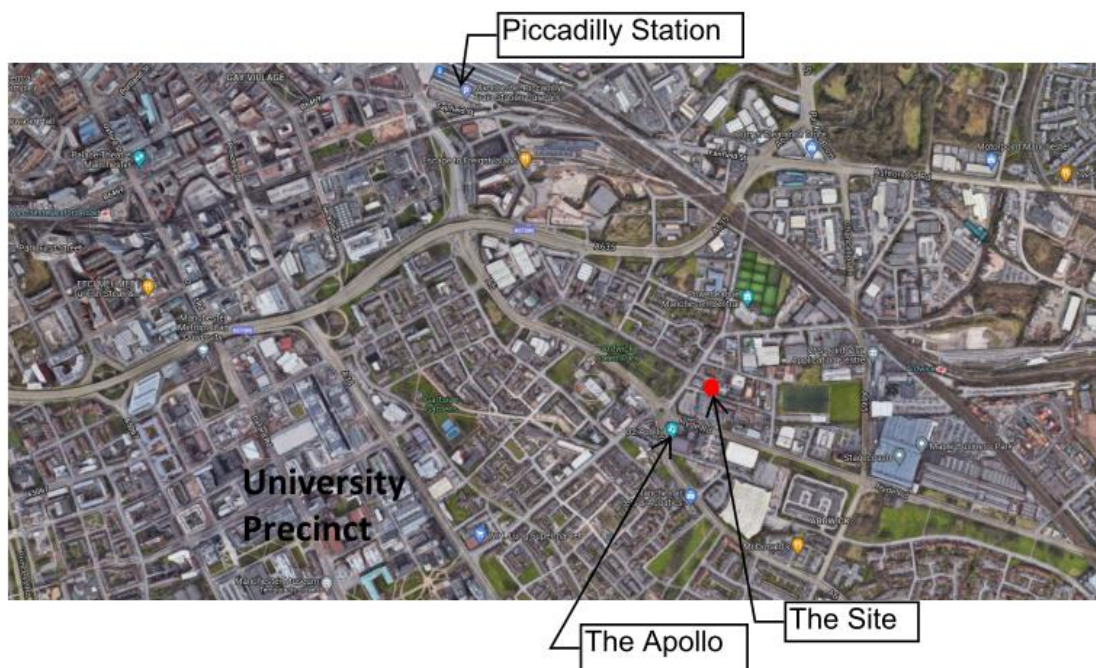
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Site Address: 9 Dolphin Street Manchester M12 6BG

- 1 The application site is 0.2 hectares in size and is occupied by the existing Turkish Centre. It is situated between an office building to the west and Mill/warehouse building to the east. The site itself is flat and is certainly previously developed. Surrounding uses are mixed with office use, storage use, light industrial uses found along Dolphin Street along with residential use to the rear along Harkness Street. The site is on the edge of the city centre as the aerial image below shows.



- 2 The existing building was approved under planning permission 115958/FO/2017 which was granted in 2017.
- 3 The office to the west of the site is four storey of modern construction with a flat roof. The Mill/warehouse to the east has three levels although the overall height is above that of the office building. To the north of the site there are a number of 3 storey (4 level) dwellings which appear to be subdivided, immediately to the north there is a derelict site. Further to the east along Dolphin Street some of the buildings appear in disrepair. Aerial images and images of the site are provided below.







- 4 The proposed development involves a new additional storey and side extension to create a three storey building. The side extension will fly over the parking and servicing area. As with the existing building the proposed development will be set behind the back of footpath to allow some defensible space and planting. Parking, for nine cars, will be provided with the spaces positioned parallel to the road accessed via a driveway. Refuse storage and recycling storage is to the rear of the building in a dedicated area.
- 5 The main entrance is to the middle of the building with entrance canopy easily identifying the way in for visitors. A secondary entrance is proposed to allow direct access to the upper floors. The additional floor and part of the first floor are aimed to provide some student accommodation for members of the community that attend universities in Manchester.
- 6 The proportions of the front elevation have, as the existing building do, borne in mind the rhythm of the adjacent warehouse with the size and spacing of the windows. An extract of the elevation is provided below.



- 7 There is a 1.5metre gap to the adjacent mill. The applicant has engaged with the owners of the mill who do not raise objection to the proposed development.
- 8 The community centre will consist of the following mix of uses:
 - Meeting rooms
 - Study areas for adults
 - Study areas for children
 - 15 student study/bedrooms
 - Kitchen
 - Dining Rooms
 - Main Hall
 - Toilets and changing facilities.
 - Staff facilities, office and meeting room.

Previous Planning Permission 115958/FO/2017 and Conditions

9. Planning permission for the existing building on site was in 2017 under reference 115958/FO/2017. The building approved has been completed as per the approved plans. Formal condition sign off had not been completed. Of conditions that were considered as going to the heart of the permission was condition 8 in relation to ground conditions. To rectify this the applicant instructed LK Group to undertake tests on the ground conditions of the existing building and for the proposed. The applicant submitted the LK Group Overarching Geo-Environmental Assessment Report, dated October 2022 (ref: LKC 22 1483) to the council under discharge application in November 2022. This was approved by the Council and signed off on 27th April 2023 – thereby satisfying condition 8 of planning permission 115958/FO/2017. Both the LK report and conditions sign off has been included in this submission. The report also picks up on the proposed extension.
10. In addition, the applicant has represented the noise assessment for the proposed extension as well as a noise report from Echo Acoustics to provide technical advice and opinion on conditions 6 and 7 of permission 115958/FO/2017 which relate to noise. As noted the existing premises is not subject to noise that would harm the amenity of any users of the building or any occupiers of nearby land or buildings. As such the matters outstanding in conditions of permission 115958/FO/2017 that may have prevented MCC from recommending the proposed extension for approval have been satisfied. Any other matters can be conditioned or agreed as necessary during the life of this planning application.

Policy and Appraisal

- 11 Core Strategy Development Plan Document – 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.

- 12 A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester are determined with reference to the Core Strategy, saved UDP policies and other Local Development Documents. We consider the relevant policies in the Core Strategy are detailed below.
- 13 Policy SP1: Spatial Principles, - 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 and protect and enhance the built and natural environment.
- 14 Policy DM1, Development Management,- 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.
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- Vehicular access and car parking.

- 15 The site is close to the City Centre Fringe Area of the Core Strategy. Policy CC 1 Primary Economic Development Focus: City Centre and Fringe seeks, amongst other matters, to encourage:

“Provision of a range of economic development uses, such as retail, leisure, entertainment, cultural and tourism facilities will be encouraged in the City Centre, in line with Policy C1, to support the development of a vibrant employment location attractive to businesses, employees and visitors to the City Centre.”

- 16 Policy EC8 is a blanket policy across the central area and aims to maintain a supply of employment land. The site is not allocated as employment. As with many Central fringe areas there is a mix of uses locally. Policy EC8 points to the acceptance of development generally particularly where such development is well designed.

- 17 The National Planning Policy Framework (NPPF) – The NPPF was last published in 2021. The NPPF is part of the local plan and would take precedence if there are differences between the NPPF and Manchester Council policies. The NPPF is a significant material planning consideration in the determination of this planning application.

- 18 The NPPF states that the planning system must contribute to the achievement of sustainable development. These are encapsulated into three categories: economic, social and environmental.

NPPF and Golden Thread

- 19 The National Planning Policy Framework (NPPF) (2021) places a presumption in favour of ‘sustainable development,’ which it states should be a “golden

thread” running through plan and decision making. These principles are reflected in the local plan/core strategy.

- 20 In terms of policy we consider that the updated NPPF suggests that higher density development is encouraged especially in accessible locations:

“Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site.” (Paragraph 123, NPPF)

And

“Planning policies and decisions should:

- encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside; and*
- give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land; and*
- promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)*

(Paragraph 118, NPPF)

- 21 The proposals comply with the general thrust for sustainable growth with mixed use development being compliant with policies embedded within the NPPF and MCC policy framework.
- 22 When assessed against public benefits we note that the redevelopment of the site to provide new accommodation including student rooms will be
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added providing a public good. It is our view that the change to the setting is not significant with regard to the NPPF.

- 23 The benefits of the proposal are provided by:
- providing good quality development that enhances the streetscene
 - furthermore the proposal is to be undertaken with materials that will be sympathetic to the existing building. In addition views of the site as extended would not be unexpected.
- 24 Policies of the Council and Government are encouraging and positive toward community uses especially on previously developed land.
- 25 The site of the existing community centre has been deemed suitable by MCC in 2017. The design and provision of this new extension will enable the services on offer to be provided in an efficient way. The extended community centre is intended to meet the needs and expectations of the community.
- 26 The community centre has improved the character of the area. The site as developed with the existing centre enhances and facilitates other inward investment to the area. Policy EC8 of the Core Strategy seeks employment and other positive uses within the central Manchester area. The use will provide some employment but the function of the use, the positive impact upon the Streetscene and increase in pedestrian activity would be supported by policy EC8 and SP1. Further to that the Framework (NPPF) instructs that Council's should plan positively for community uses in order to enhance the sustainability of communities.
- 27 Additionally the core principles of the planning system as expressed in the NPPF are sustainable development with regard to economy the environment and social aspects. The NPPF confirms these factors should be balanced in planning decisions. This is certainly a sustainable location and being brownfield land the proposal for alterations to a valued community centre is a most sustainable proposal.
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Design and Layout

- 28 The building is designed with the end users in mind. The space responds to the current floor areas of the existing centre. The extended building is designed to fit into the plot and is sited to allow servicing and parking to continue. Windows will face southward out onto Dolphin Street to provide light and outlook for the building but will also provide natural surveillance to the street. The additional comings and goings of the proposal will improve safety in the street and surrounding area.
- 29 The even rhythm of the proposal reflects that of the older warehouse buildings to the east. The structure is designed so that in the future additional accommodation could be added on a third floor. The design as proposed now will enhance the Streetscene. The proposal is intended to comply with Design for Access 2 and Part M of the Building Regulations.
- 30 The proposed extended community centre will not generate significant levels of traffic or concentrated traffic movements. The proposal will not prove detrimental to the levels of pedestrian and highway safety currently enjoyed within the vicinity of the site. We consider there are sufficient parking spaces proposed for the development. The site is in a very accessible location with many bus routes passing the site along amongst other routes the A57 and A6.

Crime and Security

- 31 The extension to the building has been designed so as to have active frontages to the street. The main entrance is easily recognisable. The building with large windows overlooking the street will make a significant improvement to natural surveillance to the benefit of the local community.

Conclusion

- 32 Within the NPPF are issues of sustainability, economic growth and housing shortage are given great importance. NPPF confirms: *“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both*
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plan-making and decision-taking”.....for decision-taking this means: approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission (Paragraph 11, NPPF). We consider that the proposed use complies with the planning policies.

- 33 The site is accessible and the use will certainly constitute sustainable development. Public transport is close by and walking to shops and services is certainly possible; there is no need for a car to access services and employment. The proposed extended community centre will provide:
- employment during construction
 - retained employment within the local area for employees direct and indirect of the community centre
 - a positive community resource including proposed new student rooms
- 34 Our assessment of the site, surrounding area and proposed alterations has reflected advice within the NPPF. The scale and massing of the additional floors are appropriate in the streetscene. The proposal makes efficient use of land within the existing built up area. The applicant respectfully requests positive consideration from the Local Planning Authority.

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