

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138082/FO/2023
Date registered valid:	20 September 2023
Proposal:	Erection of a single storey building to form staff gym and social facilities, with associated landscaping.
Address:	Heron House, The Oaks Business Park, Crewe Road, Manchester, M23 9HZ
Ward(s):	Brooklands Ward
Applicant:	Mr Tony Hill, Hologic
Agent (if any):	Mr Trevor Cousins Forty8 Design Ltd
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	8 December 2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 10 November 2023

Standard consultations:

Printed: 29 November 2023 Expired: 13 December 2023

Neighbour notifications

Printed: 27 September 2023 Expired: 18 October 2023

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/area

The applicant, Hologic, is a global medical technology company that develops, manufactures and supplies diagnostics products, medical imaging systems and surgical products dedicated to serve the healthcare needs of women. With its headquarters in The United States of America, it has locations in over fifteen countries and employs more than 6,400 employees globally. It operates out of two sites within the UK, one in West Lothian and the other based at the Oaks Business Park on Crewe Road, off Moor Road.

Hologic's presence on Crewe Road consists of two buildings, the two storey office and research facility (Heron House), annotated by A on the photograph below and their packaging/ warehouse and office facility, annotated by B. To the west of the original warehouse facility the applicant erected an extension to cope with increased demand for COVID Related testing products, this included works to provide additional car parking and servicing provision.



To the north of the warehouse there is an area of woodland and beyond that a row of dwellinghouses fronting Wythenshawe Road, the nearest of which are nos. 271 and 271 a Wythenshawe Road. To the south of the application site, on the opposite side of Crewe Road, stands another office/warehouse building. To the east is the continuation of the wooded area which includes a fishing pond, while to the west of the building there is a large expanse of grassed area, as well as the applicant's office/research facility.

Listed building: No

Conservation area: No

Tree Preservation Order: No

Description of development

The applicants are now proposing, in the location annotated by the yellow star below, to erect a single storey building to form staff gym and social facilities, with associated hard and soft landscaping.



Consultations & Notification Responses

Local Residents – No comments received.

Highway Services – Made the following comments:

- As there will be no uplift in staff numbers due to the proposals it is considered that there will be no uplift in vehicle trips to the site. Therefore, it is accepted that no highway concerns in terms of safety or capacity are considered likely to arise and no junction capacity assessments will be required.
- There will be no alterations to the access arrangements for vehicles and no uplift in car parking for the site. As there will be no increase to the staff numbers at the site this is considered acceptable to Highways.
- There will be no alterations to the pedestrian access arrangements for the site. This is considered acceptable to Highways.
- There will be no alterations to the access arrangements for cyclists and no uplift in cycle parking for the site. As there will be no increase to the staff numbers at the site this is considered acceptable to Highways.

Environmental Health – Suggests the imposition of conditions designed to protect residential amenity and public health.

Neighbourhood Team Leader (Arboriculture) – The proposed landscaping arrangements do not encroach into any of the RTA's of the existing mature tree stock, however, as there is no AIA associated with this development, it is requested that all onsite trees within influencing distance of this proposed development are afforded adequate protection in the form of protective fencing and adequate signage.

No objection to the planting selection for this site.

MCC Flood Risk Management (FRM) – Suggests the imposition of a drainage condition.

United Utilities Water PLC (UU) – Suggests the imposition of a drainage condition.

Policies

The National Planning Policy Framework (September 2023) – The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

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.

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. Relevant policies in the Core Strategy are detailed below:

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.

Policy DM1, *Development Management* – This policy 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, odours, litter, vermin, birds, 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.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Saved UDP Policies – Policy DC26, *Development and Noise*, states that the Council intends to use the development control process to reduce the impact of noise on people living and working in the City. In particular, consideration will be given to the effect of new development proposals which are likely to be generators of noise.

Issues

Principle of the Proposal – The provision of the staff gym and social facilities is considered acceptable in principle. Notwithstanding this, any impact upon residential and visual amenity, along with pedestrian and highway safety must be assessed.

In addition, any impact upon existing ecological features must be assessed and any losses compensated for.

Design – The proposed building, which would have a triangular footprint and be single storey in height, would be constructed from prefabricated timber composite panels and topped by a mono-pitched green roof. The design, which can be seen below, is considered acceptable and complementary to the Hologic campus:



Residential Amenity – It is not considered that the activity associated with the proposed building would be of such a level so as to prove detrimental to the existing levels of residential amenity enjoyed by the occupants of Wythenshawe Road.

Visual Amenity – Given the design of the gym building and the proposed landscaping scheme, it is not considered that the proposed development would have a detrimental impact upon the levels of visual amenity enjoyed within the vicinity of the site.

Car Parking – The proposal would not result in a loss of any car parking facilities. Furthermore, as the proposed gym is only for staff use it is not expected that there would be an uplift in vehicles coming to the site which would then require additional car parking.

Trees – The proposal would require the removal of four young trees which were planted as part of the landscaping works when the warehouse was extended several years ago. As can be seen the below, these trees are not substantial specimens and as such their loss is considered acceptable in this instance.



Landscaping – A detailed hard and soft landscaping scheme has been submitted which compensates for the loss of the above mentioned trees. The scheme, which can be seen below, includes a variety of specimen planting, lawned areas, external seating and pavement areas and four specimen trees (2 x Japanese Katsura trees, 2 x Crab Apple).



Overall, the proposed landscaping scheme is considered acceptable.

Energy Efficiency – As the applicant has only indicated that solar panels might be fitted to the roof it is considered prudent to request, via the imposition of condition, the submission of an Energy Efficiency Statement to detail what features and technologies would be incorporated into the building.

Bio-Enhancements – In addition to the proposed landscaping scheme, the applicants would be required by condition to install bird and/or bat boxes within the curtilage of the site. If the subsequent report suggested that the enhancements should be installed elsewhere within the Hologic campus then that would also be considered acceptable.

Pedestrian and Highway Safety – As the proposal would not result in an increase in vehicle movements to and from the site it is not considered that the proposal would have a detrimental impact upon the existing levels of pedestrian and highway safety enjoyed along Wythenshawe Road and Crewe Road.

Drainage – The condition suggested by FRM and UU would be attached to any approval granted.

Refuse – Refuse would be segregated and disposed of as part of the campus wide strategy. As such, a separate waste management strategy for this development is not 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 in a positive and proactive manner to resolve any matters arising in relation to dealing with the planning 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:

- a) 2305(08)01 - Location Plan, received on 13 September 2023
- b) 2305(08)02 - Existing Site Plan, received on 28 November 2023
- c) 2305(08)03a - Proposed Site Plan, received on 28 November 2023
- d) 2305(08)04 - Proposed Floor and Roof Layout, received on 13 September 2023
- e) 2305(08)05 - Proposed Elevations, received on 20 September 2023
- f) 2305(08)06 - Indicative 3d Image, received on 13 September 2023
- g) 2305(08)07 - Proposed Site Plan with drainage details, received on 28 November 2023
- h) CP_J010_HW - Hardworks Plan-001-01, received on 13 September 2023

- i) CP_J010_MP - Landscape Plan-001-02, received on 13 September 2023
- j) CP_J010_SW - Planting Plan-001-01, received on 13 September 2023
- k) J347-GLD-00-DR-E-6300-001 P3 -Lighting Strategy, received on 13 September 2023

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) Above-ground construction works shall not commence until samples and specifications of all materials, to be used in the external elevations have been submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be carried out in accordance with those details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Manchester Core Strategy.

4) a) Prior to the commencement of above ground works, comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

b) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy and validated. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development.

c) Any soils imported for use in the landscaped area shall be validated as suitable for use and a minimum of 300mm subsoil and topsoil over a no dig marker layer shall be placed. Prior to occupation a post completion report shall be submitted to the LPA for approval to evidence this.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to Policy DM1 in the Manchester Core Strategy.

5) Above-ground construction works shall not commence until a surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed and completed in accordance with the approved details.

Reason - To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Manchester Core Strategy.

6) The hard and soft landscaping scheme approved by the City Council as local planning authority, as shown on the drawings CP_J010_HW - Hardworks Plan-001-01, CP_J010_MP - Landscape Plan-001-02 and CP_J010_SW - Planting Plan-001-01, all received on 13 September 2023,

shall be implemented not later than 12 months from the date of practical completion of the building hereby approved. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy.

7) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy.

8) No removal of or works to any hedgerows, trees or shrubs shall take place during the main bird breeding season 1st March and 31st July inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Manchester Core Strategy.

9) Above grounds works shall not commence until details of biodiversity enhancements (e.g. bird boxes and bat bricks), including a timetable for their installation and maintenance regime, have been submitted to and been approved by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Manchester Core Strategy.

10) Prior to the commencement of above ground works an Environmental Standards Statement, which addresses sustainability ratings and the provision of renewable energy within the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The development shall be carried out in accordance with those details.

Within 3 months of the completion of the construction of the authorised development a verification statement shall be submitted to and approved in writing, by the City Council as local planning authority, confirming the incorporation of the specified measures, including dated photographic documentary evidence of the implementation and completion of required works.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4, EN6 and DM1 of the Manchester Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

Informatives

1) Informative for Condition no.5 - The drainage scheme shall also include:

- a) Surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.
- b) Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change in any part of a building;
- c) Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment. Provide at least a 50% reduction in runoff rate compared to the existing rates, as the site is located within Conurbation Core Critical Drainage Area.
- d) A blockage risk assessment is undertaken as part of the drainage strategy to support proposed flows less than 5 l/s. If the risk cannot be adequately managed, a higher minimum discharge rate should be considered / agreed with relevant.
- e) Hydraulic calculations to support the drainage proposal.
- f) Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.
- g) Details of how the scheme shall be maintained and managed after completion.
- h) Where an application is part of a larger site which already has planning permission it is essential that the new proposal does not compromise the drainage scheme already approved.

Appendix 1 – List of consultees & neighbours notified

United Utilities Water PLC
Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
United Utilities Water PLC

V G Trittech, Crewe Road, Manchester, M23 9BE
Mancos Holdings Ltd, Crewe Road, Manchester, M23 9BE
86 Warmley Road, Manchester, M23 9DQ
301 Wythenshawe Road, Manchester, M23 9BB

295 Wythenshawe Road, Manchester, M23 9BB
85 Warmley Road, Manchester, M23 9DH
79 Warmley Road, Manchester, M23 9DH
Ultra Electronic Airport Systems Heron House, The Oaks Business Centre, Crewe Road,
Manchester, M23 9SS
466 Wythenshawe Road, Manchester, M23 9DX
464 Wythenshawe Road, Manchester, M23 9DX
9 Stubbins Close, Manchester, M23 9QD
15 Stubbins Close, Manchester, M23 9QD
13 Stubbins Close, Manchester, M23 9QD
11 Stubbins Close, Manchester, M23 9QD
305 Wythenshawe Road, Manchester, M23 9BB
303 Wythenshawe Road, Manchester, M23 9BB
299 Wythenshawe Road, Manchester, M23 9BB
297 Wythenshawe Road, Manchester, M23 9BB
87 Warmley Road, Manchester, M23 9DH
83 Warmley Road, Manchester, M23 9DH
81 Warmley Road, Manchester, M23 9DH
77 Warmley Road, Manchester, M23 9DH

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) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA