

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137463/FO/2023

Date registered valid: 18 July 2023

Proposal: Alterations to roof comprising of over-cladding of existing roof with facade upgrade and installation of PV panels.

Address: Unit 2, Peel Lane, Manchester, M8 8RJ

Ward(s): Cheetham Ward

Applicant: Joshua Golding Span Group Limited SIBA

Agent (if any): Andrew Burns Atelier MB

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 06/09/2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 27 July 2023 Expired: 17 August 2023

Neighbour notifications

Printed: 27 July 2023 Expired: 17 August 2023

Site notice

Posted: 11 August 2023 Expired: 1 September 2023

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the single storey commercial unit present at unit 2 Peel Lane. The property lies on the southern side of Peel Lane and is completed in dark green corrugated metal cladding and asbestos roof tiles. The application property is in use as a wholesale retailer (Class E).

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The neighbouring area forms part of the neighbourhood of Red Bank, a largely commercial/industrial area characterised by low rise units of varying design and age. Materials within the street scene are primarily comprised of red brick and metal cladding. Peel Lane benefits from on-street parking provision and is lined by palisade and high level fencing on both its northern and southern sides.

Description of development

The application seeks consent for the installation of pv panels to the property's southern roof slopes and a steel wall cladding system to the property's external elevations and roof.

The proposed pv panels would be arranged into 8no groups of 32no panels each, 4no to each southern roof slope, with the exception of 2no groups that would be comprised of 28no panels. The proposed steel wall cladding system would have a depth of 0.15m on the property's

elevations and a depth of 0.25m on the property's roof, thereby increasing the maximum height of the property to 7.771 from 7.525m.

Planning History

22449 - Change of use to a cash and carry warehouse – Approved September 1984.

F05166 - Raising of a section of the roof over the manufacturing area to accommodate additional plastic extrusion plant – Approved August 1976.

Consultations & Notification Responses

Environmental Health – No objection.

Helipad Manager – No objection received.

Manchester Airport Safeguarding Officer – No objection.

Publicity – None received.

Policy

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy CC5 – Transport
- Policy EN4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development
- Policy EN14 – Flood Risk
- Policy DM1 – Development Management

National Planning Policy Framework (NPPF)

- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places

Issues

Principle of Development

The proposal would see the external alteration of a property in a Class E use and would not alter the use of the application site. On this basis the proposal is considered to be acceptable in principle and in accordance with Core Strategy Policies SP1 and DM1 subject to the matters discussed below.

Residential Amenity

The proposed development concerns the cosmetic appearance of the application site and as such it is not considered that neighbouring amenity will be affected as a result of the carrying out of the development. Environmental Health do not object to the proposal but did note that there could be a risk to health due to the proposed works including the disturbance and alteration of the existing asbestos roof. Notwithstanding this concern it is considered this would be a matter for a subsequent building control application. In order to highlight the issue in the event of an approval it is considered necessary to attach an informative notifying the applicant to take this account

when the development is implemented. Subject to such an informative the proposal is considered to be acceptable and is therefore in accordance with Core Strategy Policies SP1 and DM1, and the National Planning Policy Framework.

Visual Amenity

As stated previously within this report, the neighbouring area is characterised by low rise buildings in various commercial uses that are completed in metal cladding and a variety of brick types. As existing the application property is completed in walls of corrugated metal cladding and a roof of asbestos tiles and as such is regarded as being visually unremarkable when taking into account the characteristics of the neighbouring area. The proposed development would see the asbestos roof covered and would simply see the property's existing metal cladding replace for another. The covering of the existing roof structure would be considered to be a positive change to the appearance of the application property, with the application of additional metal cladding to the property's walls having a neutral impact. It is considered necessary to attach a condition in the event of an approval that would confine the colour of the proposed cladding to that of the property's existing colour palette in the interest of visual consistency and amenity. Subject to such a condition it is considered that the proposal is acceptable in this regard and therefore accords with Core Strategy Policies SP1 and DM1, and the National Planning Policy Framework.

The proposed solar panels would be largely flush with the roof of the building and would not be considered to be overly bulky in appearance. There are no aerodrome safeguarding issues associated with the panels.

Flood Risk

The application site lies within Flood Zone 1 where the risk of flooding is lowest. As the proposal would not see the extension of hard paving on site, it is considered the proposal would have no impact on the application site's permeability and would thus have no impact on local flood risk. On this basis the proposal is considered to be acceptable in this regard and therefore accords with Core Strategy Policy EN14 and the National Planning Policy Framework.

Highway Safety

The proposal would not alter how the application site is accessed nor would it affect on site parking provision nor on-street parking along Peel Lane. On this basis Highways do not object to the proposal. Due to the provision of pv panels there exists the potential for the proposal to adversely affect aircraft, however, Manchester Airport Safeguarding Officer has assessed the proposal and do not object to it, and no objection has been received by the Manchester Helipad Manager. On this basis it is considered the proposal is acceptable in this regard and therefore accords with Core Strategy Policies DM1 and CC5, and the National Planning Policy Framework.

Conclusion

In light of the above it has been found that the proposal would have an acceptable impact on neighbouring amenity, visual amenity, local flood risk and highway safety, in accordance with Manchester Core Strategy Policies SP1, CC5, EN4, EN14 and DM1, and the National Planning Policy Framework. On this basis the application is recommend for approval.

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 acted positively in determining this application by assessing the proposal against relevant planning policies and all material considerations. The nature of the scheme has not necessitated further discussions with the applicant. On this basis it is decided to grant planning permission in accordance with the presumption in favour of sustainable development.

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:

- o E(001): Location Plan (Dated October 2022; Received 03/07/2023)
- o P(100) Revision A: Proposed Ground Floor Plan (Dated 23/05/2023; Received 03/07/2023)
- o P(110) Revision A: Proposed Roof Plan (Dated 08/06/2023; Received 03/07/2023)
- o P(200) Revision A: Proposed Elevation Peel Lane (09/06/2023; Received 03/07/2023)
- o P(300) Revision A: Proposed Section AA (Dated 23/05/2023; Received 03/07/2023)
- o P(400) Revision B: Proposed Detail Option 1 (Dated 08/06/2023; Received 03/07/2023)

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) No materials shall be used on the external elevations and roof of the proposed development other than those referred to on the approved plans / supporting documentation. Notwithstanding the annotations contained on the proposed plans, prior to the installation of the metal cladding hereby approved final details of the specification of the cladding (including colour) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development.

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 Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Manchester Airport Safeguarding Officer
Helipad Manager

Unit 2 First Floor, 19 Collingham Street, Manchester, M8 8RQ
Unit 1 First Floor, 19 Collingham Street, Manchester, M8 8RQ
Unit 1 Ground Floor, 19 Collingham Street, Manchester, M8 8RQ
Unit 3 Part Front And Rear Ground Floor, 19 Collingham Street, Manchester, M8 8RQ
Unit 3 Part Front Ground Floor, 19 Collingham Street, Manchester, M8 8RQ
Unit 2B Ground Floor, 19 Collingham Street, Manchester, M8 8RQ
Unit 2A Ground Floor, 19 Collingham Street, Manchester, M8 8RQ
Unit 4B Ground Floor, 19 Collingham Street, Manchester, M8 8RQ
Unit 4A Ground Floor, 19 Collingham Street, Manchester, M8 8RQ
19 Collingham Street, Manchester, M8 8RQ
Unit 3B, Hytech Industrial Estate, 1 Peel Lane, Manchester, M8 8RJ
Unit 3A, Hytech Industrial Estate, 1 Peel Lane, Manchester, M8 8RJ
Unit 19, 3 Peel Lane, Manchester, M8 8RJ
Motor Caravan Conversions Ltd, Collingham Street, Manchester, M8 8RQ
Unit 10, 3 Peel Lane, Manchester, M8 8RJ
Unit 9, 3 Peel Lane, Manchester, M8 8RJ
Unit 8, 3 Peel Lane, Manchester, M8 8RJ
Unit 7, 3 Peel Lane, Manchester, M8 8RJ
Unit 6, 3 Peel Lane, Manchester, M8 8RJ
Unit 5, 3 Peel Lane, Manchester, M8 8RJ
Unit 4, 3 Peel Lane, Manchester, M8 8RJ
Unit 3, 3 Peel Lane, Manchester, M8 8RJ
Unit 3, Hytech Industrial Estate, 1 Peel Lane, Manchester, M8 8RJ
Empress House, 2 Peel Lane, Manchester, M8 8RJ
Unit 1, Hytech Industrial Estate, 1 Peel Lane, Manchester, M8 8RJ
Basement, Empress House, 2 Peel Lane, Manchester, M8 8RJ
First Floor, Empress House, 2 Peel Lane, Manchester, M8 8RJ
Ground Floor, Empress House, 2 Peel Lane, Manchester, M8 8RJ
Empress Quilts And Textiles, Empress House, 2 Peel Lane, Manchester, M8 8RJ
Unit 2, Hytech Industrial Estate, 1 Peel Lane, Manchester, M8 8RJ
First Floor, 86 North Street, Manchester, M8 8RA
Ground Floor, 86 North Street, Manchester, M8 8RA
61 Collingham Street, Manchester, M8 8RQ
86A North Street, Manchester, M8 8RA
First Floor, 53 Collingham Street, Manchester, M8 8RQ
Ground Floor, 53 Collingham Street, Manchester, M8 8RQ
Unit 1-Unit 2, Hytech Industrial Estate, 1 Peel Lane, Manchester, M8 8RJ
86 North Street, Manchester, M8 8RA

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL