

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136735/FO/2023

Date registered valid: 5 June 2023

Proposal: Elevational alterations in connection with creation of mezzanine associated with the existing cash and carry use (sui generis)

Address: 2D Harthill Street, Manchester, M8 8AG

Ward(s): Cheetham Ward

Applicant: Mr Milap Ram, Ram Brothers UK Limited

Agent (if any): Mr Mohammad Sadri Cavalier

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 29 June 2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Standard consultations:

Printed: 7 June 2023 Expired: 28 June 2023

Neighbour notifications

Printed: 7 June 2023 Expired: 28 June 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

The application property relates to a two-storey, cash and carry unit, created as part of a development comprising two storey buildings forming 12 cash and carry wholesale units (sui generis).

The property occupies an end position to the south of the host parade of units, where the building backs onto the terminus of Craigie Street and Townley Street. Immediately to the front of the building is a communal, gated car park, shared by the neighbouring units. To the other side of the car park is a further block of cash and carry units, beyond which is Waterloo Road.

The unit is constructed from masonry to its lower half, with metal cladding enveloping the upper half of the building, topped by a shallow, metal, dual pitched roof. A series of horizontally aligned windows are incorporated to the buildings' principal frontage. To the ground floor is shopfront style window and entrance door. To the rear is a further opening. All openings are protected by integral roller shutters.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site is situated to the rear of a development fronting the eastern side of Waterloo Road and accessed via Harthill Street which leads to a private, communal car park, which dissects the two blocks of units that form the overall development.

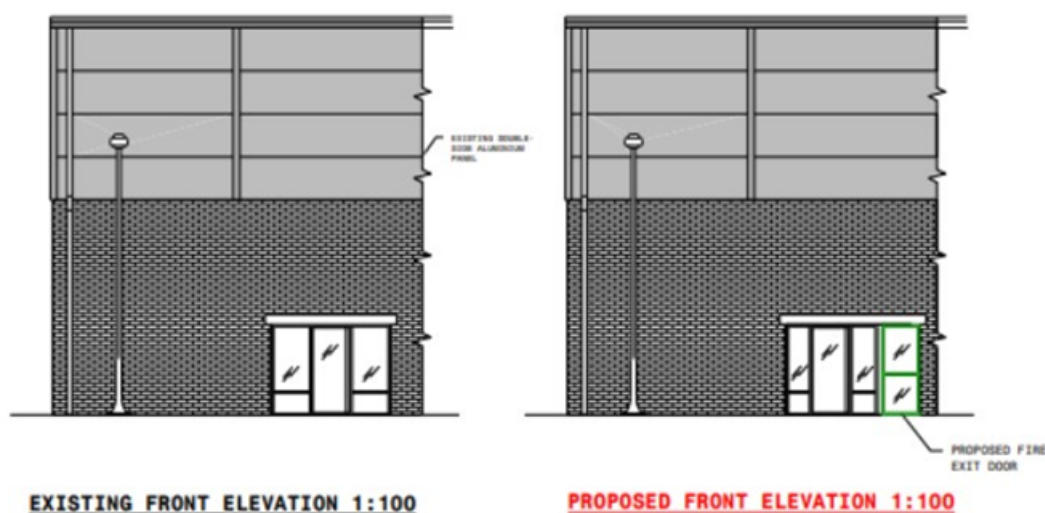
The premises is located on the edge of the warehouse district, as identified by the Strangeways Local Plan.

The immediate area to the east, is dominated by various wholesale, cash and carry businesses, industrial buildings with large floor plates and employment generating uses, interspersed by residential properties. Either side of the application site are large, two storey buildings occupied by wholesale businesses and offices.

Opposite the site on the other side of Waterloo Road, the site faces a residential area comprising mainly of two-storey properties. These properties occupy a higher position than that of the application site, due to the raised topography.

Description of development

Planning permission is sought to create a further, single leaf door to the principal elevation facing the car park, in order to form a fire exit. The door would align with the existing shopfront and door opening to the building.



The fire exit door would serve an internal staircase leading to a mezzanine floor (105 sqm) for storage use, ancillary to the existing building. The internal alterations and the use of the mezzanine floor do not require planning permission in this instance.

Consultations & Notification Responses

Local Resident/Occupiers – No representations received.

Environmental Health – No objection.

Policy

The following policy and guidance is considered relevant to the consideration of this application:

Policies DM1, SP1, EC1 and EC2 of the Manchester Core Strategy;
Saved policy CC10 of the UDP;
Strangeways Local Plan;
National Planning Policy Framework (NPPF);

Relevant Planning History

108717/FO/2015/N1

Erection of 2 x two-storey buildings along with refurbishment of existing building to form 12 cash and carry units (sui generis use). *Approved 17 August 2015.*

Issues

The Strangeways Local Plan recognises the site as being within the warehouse district and therefore development which supports economic growth in the area is generally welcomed.

Saved Policy CC10 of the UDP also encourages the continued high level of economic activity in Strangeways and lower Cheetham Hill Rd areas, recognising particularly the needs of the wholesale trades which dominate these areas.

Policies EC1 and EC2 of the Core Strategy support economic growth and enhancements to existing employment space.

Given the overarching policy context, it is considered that the general principle of the proposed development would be acceptable in this location and would facilitate best use of space within the building, which would assist in the functioning of the existing cash and carry warehouse and its contribution to economic activity in the area.

In this case, only the impact of the elevational alteration in the form of a new, fire exit door needs to be considered, as outlined below.

Visual Amenity – The proposed door would align with the existing window and door opening and reflect the existing proportions and style.

Given the existing commercial context of the immediate surroundings and building frontage being largely screened from the adopted highway by neighbouring buildings, the visual impact is considered insignificant and can be satisfactorily assimilated into the fabric of the host building without any harmful impacts to visual amenity.

A condition has been included which requires the material to match that of the existing building in terms of colour, style and texture.

Access – level access would be maintained.

Residential Amenity - This part of Cheetham is dominated by similar, businesses and is identified within policy as being suitable for such businesses. Whilst there is a predominantly residential area opposite on the other side of Waterloo Road, this area is elevated from the road and separated from the site by a busy thoroughfare. Due to the detached position of the residential neighbourhood and the context of the site's immediate surroundings, it is not therefore believed that there would be any significant or adverse effect upon the living conditions of nearby occupiers in terms of the use of the door. Moreover, as the door is for fire exit purposes, coming and goings are expected to be negligible in comparison to the overall use of the development.

Climate Change – Given the low-key nature of the development, there would be no material impact upon climate change. Construction work would be temporary and short in duration for such a development and therefore any impact to air quality would be negligible.

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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in 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:

Floorplan (Rev A) and elevation and site plan (Rev A), received by the City Council as Local Planning Authority on 26 May 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) The materials to be used on the host building shall match those of the existing building in type, size, colour and texture.

Reason - To ensure the appearance of the building is not adversely affected by the materials to be used in the construction of the door opening hereby approved, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

2C Harthill Street, Manchester, M8 8AG

112 Waterloo Road, Cheetham, Manchester, M8 8AF

110 Waterloo Road, Cheetham, Manchester, M8 8AF

Tradewize, 108 Waterloo Road, Cheetham, Manchester, M8 8AF

106 Waterloo Road, Cheetham, Manchester, M8 8AF

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

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 (Middle) -

Area Team Boundary - Name: NORTH AREA