

Planning

Growth & Development

Delegated officer report for planning application

Application no.	136931/FO/2023
Date registered valid:	10 May 2023
Proposal:	Erection of single storey front extension and associated landscaping works
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:	3 July 2023



Application details

Type of application: Full Application Consent

Development type: Minor Other

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 16 May 2023 Expired: 6 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/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.



Listed building: No

Conservation area: No

Tree Preservation Order: No

Description of development

The applicant is proposing to erect a single storey extension to the front of Heron House, along with complementary landscaping works, in the location annotated by the red star on the photograph above.

Consultations & Notification Responses

Local Businesses – No comments received.

Policies

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 EC 1, *Employment and Economic Growth in Manchester* – This policy states that a minimum of 200 hectares of employment land will be developed between 2010 and 2027 for offices (B1a), research and development (B1b), light industrial (B1c), general industry (B2) and distribution and warehousing (B8).

The policy states further that the priorities for ensuring continued economic growth include:

- Improving access to jobs for all via public transport, walking and cycling;
- Demonstrating that employment-generating development has fully considered opportunities to provide jobs for local people, through construction or use;
- Improving the portfolio of employment premises, by providing a range of employment sites and premises for small, medium and large businesses;
- Improving digital infrastructure delivery to businesses and residents;
- Creating business destinations by enhancing the primary business use with ancillary commercial facilities;
- Ensuring the continued social, economic and environmental regeneration of the City;
- Ensuring connectivity to international markets for the import and export of goods to ensure competitiveness in international markets.

Policy EC 2, *Existing Employment Space* – States that the Council will seek to retain and enhance existing employment space and sites.

Policy DM1, *Development Management* – This policy states that all development should have regard to a number of specific issues, the most relevant of which are:

- 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.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Flood risk and drainage.

Issues

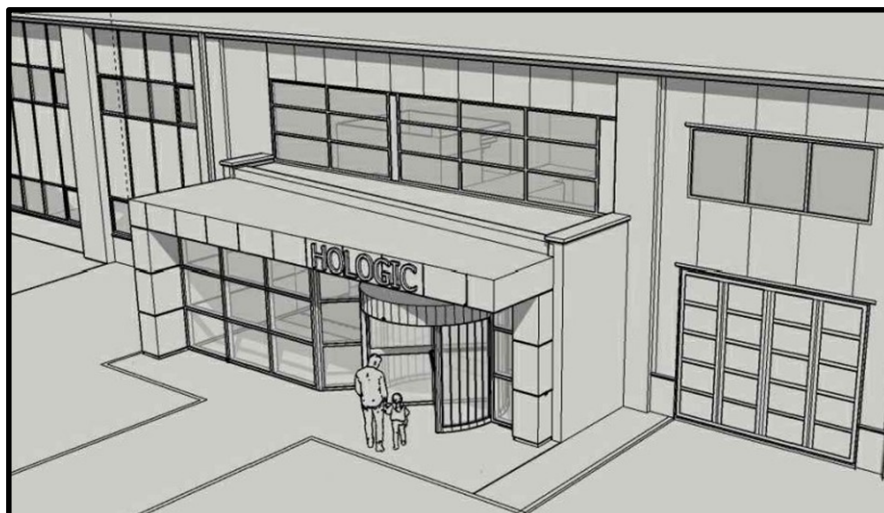
Principle of the Proposal – Whilst the main reception is centrally located in the front façade of Heron House and readily visible from the approach road, the applicant does not believe that it reflects the modern aspirations of the company or afford an inviting welcome. Externally, the space is currently obstructed by the kerbside security cabin, and road barriers, and flanked by bland and ubiquitous hard and soft landscaping synonymous with low maintenance and deterring intruders.

Currently the reception desk has limited visual links with the approach road and visitor car park to the north, and little if no space for storage of visitor passes and corporate information. Being in direct line with the doors also permits drafts to penetrate the receptionist's workplace.

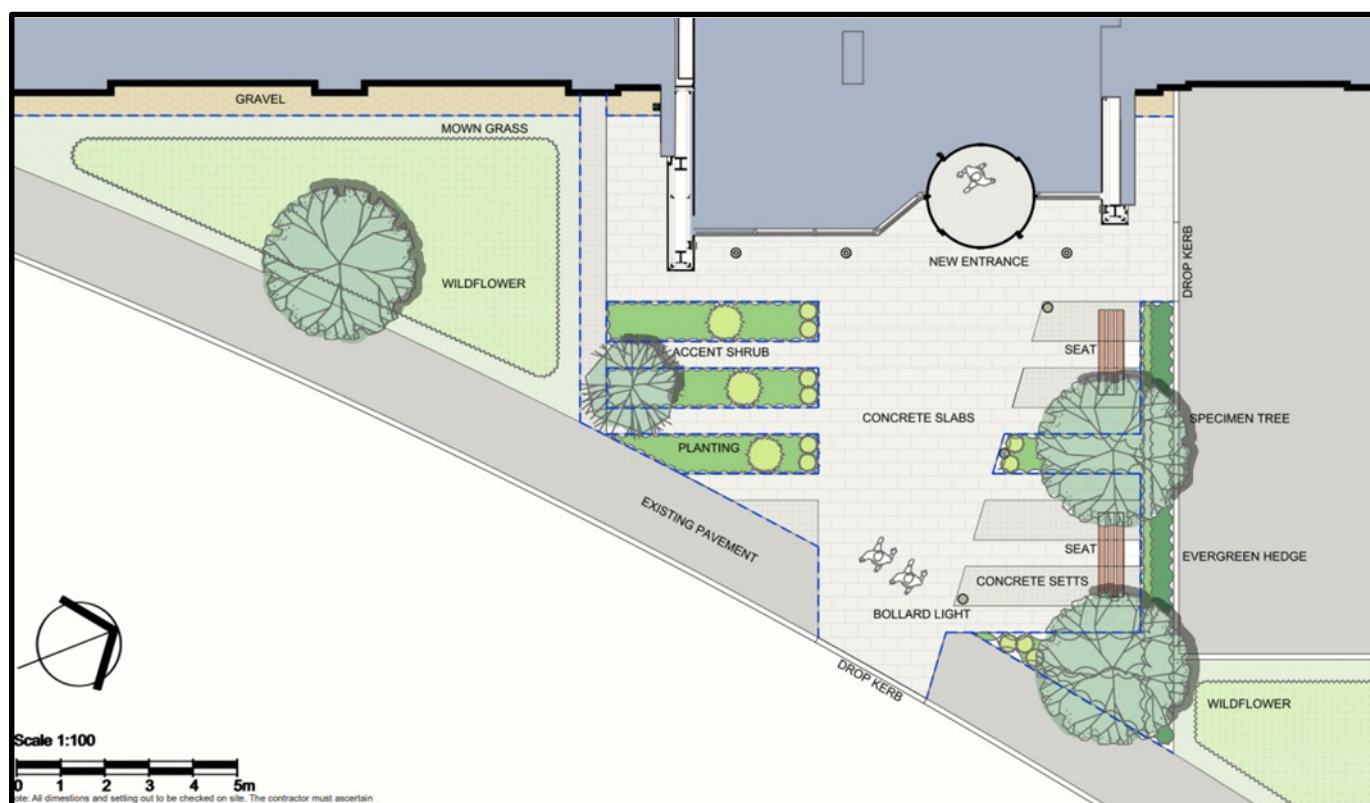
The proposal seeks to modernise the space with a more flexible use, whilst predominantly still focussing as a reception and waiting area. The reception will be extended to provide nominal additional floor space, and the desk relocated to afford better visibility of the car park, entrance and approach road thus allowing remote operation, guidance and control of access into the site and building.

As the applicant is proposing to improve the appearance of the entrance and introduce a structured landscaped setting, there is no objection to the proposal in principle.

Design – The new canopy, side and front walls will stand off from the existing brick facade, using dark grey metal cladding panels and curtain walling, to form a modern contrasting feature, with uplighters set into the ground illuminating the canopy soffit and doorway. An automated drum door is to be installed in lieu of manual double doors to aid disabled access. Overall, the design of this modest extension is considered acceptable.



Landscaping – In addition to the entrance extension, the applicant is also proposing to introduce a much improved and modern landscaped setting consisting of shrubs, hedging, three specimen trees, wildflower lawn, contrasting hard surfacing and seating areas. Overall, this is seen as an improvement over the current offering.



Disabled Access – The provision of the drum door and level entrance would ensure that disabled access is maintained.

Residential Amenity – The proposal would not have a detrimental impact upon the levels of residential amenity enjoyed by those local residents closest to the site.

Visual Amenity – It is considered that the proposal would improve the levels of visual amenity enjoyed to the front of Heron House.

Pedestrian and Highway Safety – The proposal would not have a detrimental impact upon the current levels of pedestrian and highway safety enjoyed along Crewe Road and within the Hologic campus.

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 stamped as received on 10 May 2023:

- a) 2306(08)01 Location Plan
- b) 2306(08)02 Existing Site Plan
- c) 2306(08)03 Proposed Site Plan
- d) 2306(08)04 Existing & Proposed Layout
- e) 2306(08)05 Existing & Proposed Elevations (Sheet 1)
- f) 2306(08)06 Existing & Proposed Elevations (Sheet 2)
- g) 2306(08)07 Existing & Proposed Elevations (Sheet 3)
- h) 2306(08)08 Indicative Images
- i) 2306(08)09 Indicative Images
- j) 2306(08)10 Existing & Proposed Full Elevations (Sheet 4)
- k) 2306(09)02 Existing Site Photographs
- l) CP_J010_HW – Hardworks Plan-001-01
- m) CP_J010_MP – Landscape Plan-001-02
- n) CP_J010_SW – Planting Plan-001-01
- o) Design and Access Statement

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 hard and soft landscaping scheme approved by the City Council as local planning authority shown on drawings HW -001_01, MP-001_02 and SW-001_01 shall be implemented not later than 12 months from the date of the completion of building works. 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.

Appendix 1 – List of consultees & neighbours notified

Block A, The Oaks Business Park, Crewe Road, Manchester, M23 9BE
Ultra Electronic Airport Systems Heron House, The Oaks Business Centre, Crewe Road, Manchester, M23 9SS
Ground Floor Block B, The Oaks Business Park, Crewe Road, Manchester, M23 9BE
V G Trittech, Crewe Road, Manchester, M23 9BE
Mancos Holdings Ltd, Crewe Road, Manchester, M23 9BE
3 The Oaks Business Park, Crewe Road, Manchester, M23 9JE

Appendix 2 – Planning constraints

Article 4 Direction - Wythenshawe PD Restriction - Class B1(c) To C3
Article 4 Direction - Wythenshawe 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 Zone - All Exceeding 90M
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA