

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134408/FO/2022

Date registered valid: 1 November 2022

Proposal: Erection of single storey side extension over existing loading bay to form an additional business unit

Address: Park House, 6 Cheetwood Road, Manchester, M8 8AQ

Ward(s): Cheetham Ward

Applicant: Mr Manoj Aggarwal, LCAM Nottingha, 93 Flixton Road, Urmston, Manchester, M41 5AN

Agent (if any): Mr Ian Malyan FOB Design UK Limited 72A Water Lane, Wilmslow, SK9 5BB

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

Recommendation: Approve

Date of recommendation: 22 December 2022

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 15 December 2022

Standard consultations:

Printed: 6 December 2022 Expired: 27 December 2022

Neighbour notifications

Printed: 25 November 2022 Expired: 16 December 2022

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 site relates to a large, part single (double height), part two storey, flat roof industrial building, situated at the corner of Cheetwood Road and Allison Street.

The building which is predominantly of masonry construction, incorporates a series of high-level windows and a full height servicing access with metal door to Allison Street. The roof and upper sections of external walls are encased with barbed wire.



View of building from Allison Street

The western side of the building incorporates a single storey, lean-to, metal roof which provides cover to an external storage area and is the area proposed to be extended.



Side of building proposed to be extended

The site perimeter is enclosed by metal railings with barbed wire above. The principal servicing access is gained from Allison Street.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The site is situated within the warehouse district of Cheetham as identified by the Strangeways Local Plan and saved policy CC10 of the Unitary Development Plan. The immediate area is dominated by various wholesale uses and general industrial buildings comprising low-rise buildings with large floor plates.

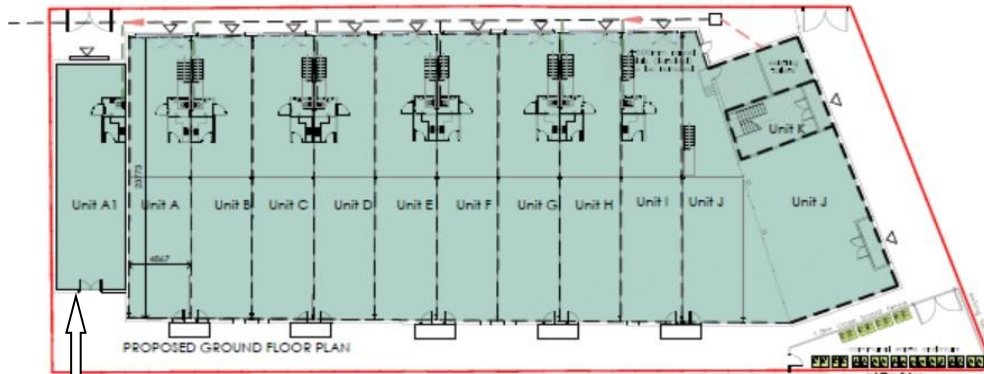
In terms of the immediate surroundings, the immediate area comprises similar uses, including a large, double height, metal clad warehouse/showroom with associated car parking area on the opposite side of Allison Street and a building of similar design, scale and appearance on the opposite side of Cheetwood Road. Other nearby uses are of comparable scale containing a host of light industrial and wholesaling uses.

Diagonally opposite the site to the north-east and on other side of Allison Street is Cheetham Park. Beyond this, the area becomes more residential in character.

Description of development

The application is subsequent to approved application reference 131824/FO/2021 which allowed for elevational alterations, including new shop fronts in association with the subdivision of the premises to create 11 x business units (formerly B1, now Class E)

In this case, permission is sought for the existing shelter structure to the western end of the building to be converted into additional storage space and a new refuse store, equivalent in area to that approved as part of planning permission 131824/FO/2021, would be located at the eastern end of the building and fenced off with a close-boarded timber fence.



Floor plan showing the proposed unit formed by the extension (unit A1)

The proposed extension roughly follows the footprint and roof profile of the existing shelter structure and is similarly set-back from the building frontage.

The intention is to provide an enclosed extension incorporating a roller shutter door to the front in order to form a new light industrial/storage unit (shown as unit A1 on the submitted plans).

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Environmental Health – No comments to make.

Highway Services - It is noted that the application is subsequent to approved application 131824/FO/2021.

Given the minimal scale of construction works involved, the level of construction vehicles are unlikely to generate any significant on-street parking demands.

The Waste Proforma confirms that the occupants of the site will be responsible for taking the bins to the collection point on Cheetwood Road on collection day. It should be ensured that the bins are taken to the bin store as soon as possible after collection.

Cadent – No objection. An 'informative' regarding Cadents' assets is advised.

Policy

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

- Saved policies CC10 and DC26 of the Unitary Development Plan for the City of Manchester;
- Policies DM1, SP1, EC1-EC3, T2, EN3 and EN14-19 of the Manchester Core Strategy;
- Strangeways Local Plan;
- National Planning Policy Guidance;
- National Planning Policy Framework (NPPF).

Planning History

131824/FO/2021

Elevational alterations to existing building, including new shopfronts. *Approved 6 January 2022.*

099776/FO/2012/N1

Erection of single storey rear extension to provide weatherproof loading bay following demolition of existing loading bay. *Approved 27 September 2012.*

Issues

Principle

It is considered that given the existing context, the proposed extension is unlikely to give rise to any significant or negative impact to visual amenity or to the appearance of the street-scene.

It is believed that the changes will actually improve the frontage of the building by allowing a more permanent looking structure which is considered to have a neutral impact to the overall appearance of the building.

Further, given the limited floorspace of the proposed extension, it is again considered unlikely that any harmful impacts would result as a result of increased levels of activity or intensity of use, given the commercial nature of the immediate area.

As such, the proposal complies with the aforementioned policy and guidance.

Residential Amenity

This part of Cheetham is dominated by similar, businesses and is identified within policy as being suitable uses which generate a high level of employment.

Due to the detached position of the nearest residential neighbourhoods to the north and west and the context of the site's immediate surroundings which is dominated by commercial uses, it is not believed that there would be any significant, adverse effect upon the living conditions of nearby occupiers in terms of increased activity and any associated noise and disturbance. Any impact can be mitigated through the use of planning conditions to control hours of use, external equipment and servicing arrangements. Conditions have therefore been included in this regard.

Visual Amenity

The external alterations which will entail the removal of the barbed wire, existing canopy and the installation of a permanent extension will modernise the building frontage to the benefit of visual amenity, whilst facilitating a long-term use of the building in association with the elevational alterations already approved.

Conditions have been included to agree the use of material and roller shutter door specification.

An informative has been included to ensure that the applicant is aware that any new signage or advertisement is likely to require separate advertisement consent in order to control its appearance.

Waste Management

As previously approved, a new enclosed, naturally ventilated, communal, central waste store is proposed to the eastern side of the building.

The submitted waste management strategy indicates the use of 24 x 360 litre bins for general waste and pulvable waste.

The proposed arrangement is generally acceptable, although further details are required relation to the frequency of collection. An appropriate condition has been included.

Impact to the Highway

As it is acknowledged that servicing arrangements may be intensified, a condition has been included which requires the submission and agreement of a servicing management plan, in order to safeguard the safe operation of the highway. It is anticipated that as is the case for many other similar warehouse type uses in the area, servicing will take place on the roadside in front of each premises. This is generally considered satisfactory in this area. Highway Services are satisfied that the overall impact of the proposed is unlikely to harm existing highways operations.

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:

Drawings numbered PL01, PL03/B, and PL07/A received by the City Council as Local Planning Authority on 19 July 2022.

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) Notwithstanding details submitted, no above ground development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall only be implemented in accordance with the approved 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, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

4) Prior to the commencement of above ground development, a construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Parking of construction vehicles;
- Wheel washing facilities; and
- Sheeting over of construction vehicles.

The development shall only be carried out in accordance with the approved Construction Management Plan.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

5) Prior to the installation of the roller shutters, full details of the proposed roller shutter shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved details and retained thereafter.

Reason - In the interests of visual amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

6) Deliveries, servicing and collections, including waste collections shall not take place outside of the following hours:

07.30 to 20.00 hrs Monday to Saturday.

No deliveries, servicing and all collections, including waste collections shall take place on Sundays and Bank Holidays.

Reason - To safeguard the amenities of nearby occupiers, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

7) The unit hereby approved shall not be open outside the following hours:-

07.30 to 20.00 hrs Monday to Friday;

08.30 to 20.00 hrs Saturdays;

09.00 - 13.00 hrs Sundays and Bank Holidays

Reason - To safeguard amenity and to reduce noise and general disturbance, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

8) If any external equipment is to be installed, the plant or equipment shall be selected and/or acoustically insulated in accordance with a scheme designed so as to achieve a rating noise level of 5dB (LAeq) below the existing background (LA90) at the nearest noise sensitive location. Details of the scheme should be submitted to and approved in writing by the City Council as Local Planning Authority in order to secure a reduction in the level of noise emanating from the site prior to installation of any plant. The approved scheme shall be fully implemented prior to first use and in accordance with the details agreed and a verification report shall be submitted and approved in writing in order to validate the works undertaken conform to the requirements within the report.

Reason - To safeguard the amenities of existing and future occupiers of nearby residential accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

9) Notwithstanding details submitted, none of the units shall be occupied until a full servicing strategy has been submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of highway safety and to safeguard residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

10) Notwithstanding details submitted, the units hereby approved shall not become operational until a scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

11) For the avoidance of doubt, the commercial unit to be created by the extension hereby approved shall not be used for retail sales (Use Class E).

Reason - To safeguard the character and function of the area, pursuant to saved policy CC10 of the Unitary Development Plan for the City of Manchester.

Informatives

1) The applicant should design and construct a drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system.

Council records highlight that the underground River Irwell Tributary culvert is located within close proximity to the site (approximately 12m to the South of the site). Whilst Council records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all Council underground assets. Therefore, it is requested that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and the Council should be contacted immediately.

2) Please note, separate advertisement consent may be required for fascia level sign or any other signage. Please contact the City Council as Local Planning Authority for further advice prior to the installation of any signage or advertisements.

3) It is recommended that all external fittings are to 'Secured by Design' standards.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
MCC Flood Risk Management
Environmental Health
MCC Flood Risk Management
Greater Manchester Police

Unit 6, 8 Allison Street, Manchester, M8 8AR
6 Harthill Street, Manchester, M8 8AG
Unit 5, 8 Allison Street, Manchester, M8 8AR
Unit 4, 8 Allison Street, Manchester, M8 8AR
Unit 3, 8 Allison Street, Manchester, M8 8AR
Unit 2, 8 Allison Street, Manchester, M8 8AR
Unit 1, 8 Allison Street, Manchester, M8 8AR
8C Allison Street, Manchester, M8 8AR
8B Allison Street, Manchester, M8 8AR
120 Broughton Street, Manchester, M8 8AN
Cheetwood House, Cheetwood Road, Manchester, M8 8AQ
8 Allison Street, Manchester, M8 8AR
Westerdale House, Harthill Street, Manchester, M8 8AG

Appendix 2 – Planning constraints

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
Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA