

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135722/FO/2022
Date registered valid: 21 December 2022
Proposal: Erection of single-storey extension to form enlarged staff services area
Address: Diamond Lodge Hotel , Hyde Road, Manchester, M18 7BA
Ward(s): Longsight Ward

Applicant: Diamond Lodge Hotel
Agent (if any): Mr Tim Hopkinson Core Design
Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: APPROVE
Date of recommendation: 14 February 2023

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit:

Standard consultations:

Printed: 6 January 2023 Expired: 27 January 2023

Neighbour notifications

Printed: 6 January 2023 Expired: 27 January 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

This application relates to an 88 bedroom hotel, granted planning permission in 1998 (056990/MO/CENTL2/99). The property is 3 storeys high of a predominantly brick construction, and is triangular in form, on plan, and situated on a triangular site at the junction of Hyde Road and Kirkmanshulme Lane. The hotel therefore has long frontages, to both these roads, although its main entrance is located in the internal access/car parking area, on its shorter frontage.

On the Kirkmanshulme Lane frontage the building is set-back, approximately 4.5 metres, from the back of pavement, with 1.5 metre high railings and hedge, running along this site boundary. On this side of the building, it is proposed to erect a single storey extension to provide increased capacity to an existing laundry service area. It would project approximately 3.6 metres, from the existing building, thereby maintaining a gap, of 1 metre, to the site boundary, and would have a width of approximately 5.9 metres. It would have a pitched roof, with a height of approximately 2.5 metres to eaves, with a maximum height of approximately 3.7 metres, and would be constructed in materials to match the existing building.

In addition, the following works are proposed:

Alterations to existing security fencing, and further addition of security anti-climb measures.

The erection of a 1.5 metre high brick wall, approximately 5.5 metres in length, adjacent to the proposed extension, and along the Kirkmanshumle Lane site boundary, to provide screening of a bin storage area. This would be constructed with matching brick, copings, and including brick feature detailing.

A roof canopy enclosure is proposed above existing condenser equipment and external plant.

Consultations & Notification Responses

Local residents/adjoining occupiers - No comments received.

Strategic Area and Citywide Support Manager - No objections.

Cadent Gas - No objections subject to an informative being attached to any planning permission granted.

Issues

National Planning Policy Framework (July 2021) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

It states that planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;

b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. paragraph 127).

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.

Policy SP1 identifies the City Council's Core Development Principles and states that 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
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM 1 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 and 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.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan - The site is unallocated in the plan.

Saved policy E3.3 relates to sites along radial routes, which includes Hyde Road, and seeks to ensure that all new development, along these routes, is of the highest quality.

Saved policy DC26.1 states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a. the effect of new development proposals which are likely to be generators of noise; and
- b. the implications of new development being exposed to existing noise sources, which are effectively outside planning control.

Impact of development (extension) - The extension is single storey only, and will be viewed against the backdrop of a significant 3 storey building. It would also be constructed in matching materials, so would represent a minimal change, in relation to the visual impact of the building. It does extend 3.6 metres, from the existing building, so would be closer to Kirkmanshulme Lane. However, it sits behind the existing steel boundary fence and is partly obscured. Overall, it is considered to represent a minor increase to the overall building, which can be comfortably accommodated on site, and its overall impact, on the street scene, is considered to be minimal.

Impact of development (other works) - The other works proposed are largely cosmetic and aim to screen existing features at the building, with the wall proposed screening a bin storage area, and a canopy proposed to cover, and partially screen some existing external plant. The applicant states that this canopy would assist in reducing sound, from the equipment, to bedrooms above, which would be an additional benefit. These works are considered to be of a minor nature, that would aid, rather than detract from, the visual appearance of the premises.

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 based on seeking solutions to problems arising in relation to dealing with the planning application. In this case, clarification was sought in relation to the existing external plant and proposed works in the vicinity of the plant.

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 22015-201 rev C and 22015-202 rev C, and the Design and Access Statement, dated November 2021, stamped as received by the City Council, as Local Planning Authority, on 12 December 2022.

The site location plan (drawing ref:22015-SLP), stamped as received by the City Council, as Local Planning Authority, on 21 December 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) The development shall only be carried out in accordance with the materials details/schedule indicated in the Design and Access Statement, dated November 2021, stamped as received by the City Council, as Local Planning Authority, on 12 December 2022.

Reason - In the interests of the character and appearance of the property and surrounding area, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

Informatives

1) Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Your responsibilities and obligations

Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at plantprotection@cadentgas.com or on 0800 688 588 quoting your reference at the top of this letter

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Former Rileys, Kirkmanshulme Lane, Manchester, M18 7BA

Flat 8, 701 Hyde Road, Manchester, M12 5PS

Flat 7, 701 Hyde Road, Manchester, M12 5PS

Flat 12, 701 Hyde Road, Manchester, M12 5PS

Flat 5, 701 Hyde Road, Manchester, M12 5PS

Flat 14, 699 Hyde Road, Manchester, M12 5PS

Flat 12, 699 Hyde Road, Manchester, M12 5PS

Flat 17, 697 Hyde Road, Manchester, M12 5PS

Flat 1, 697 Hyde Road, Manchester, M12 5PS

Flat 9, 697 Hyde Road, Manchester, M12 5PS

Flat 4, 697 Hyde Road, Manchester, M12 5PS

Flat 2, 701 Hyde Road, Manchester, M12 5PS

Flat 15, 699 Hyde Road, Manchester, M12 5PS

Flat 7, 699 Hyde Road, Manchester, M12 5PS

Flat 2, 699 Hyde Road, Manchester, M12 5PS

Flat 1, 699 Hyde Road, Manchester, M12 5PS

Flat 15, 697 Hyde Road, Manchester, M12 5PS

Flat 5, 697 Hyde Road, Manchester, M12 5PS

3 Scenic Street, Manchester, M18 7FS

Flat 17, 701 Hyde Road, Manchester, M12 5PS

Flat 16, 701 Hyde Road, Manchester, M12 5PS

Flat 15, 701 Hyde Road, Manchester, M12 5PS

Flat 6, 701 Hyde Road, Manchester, M12 5PS

Flat 17, 699 Hyde Road, Manchester, M12 5PS

Flat 12, 697 Hyde Road, Manchester, M12 5PS

Flat 3, 701 Hyde Road, Manchester, M12 5PS

Flat 11, 699 Hyde Road, Manchester, M12 5PS

Flat 10, 699 Hyde Road, Manchester, M12 5PS

Flat 9, 699 Hyde Road, Manchester, M12 5PS

Flat 3, 699 Hyde Road, Manchester, M12 5PS

Flat 6, 697 Hyde Road, Manchester, M12 5PS

Flat 2, 697 Hyde Road, Manchester, M12 5PS

Flat 11, 701 Hyde Road, Manchester, M12 5PS

Flat 4, 699 Hyde Road, Manchester, M12 5PS

Flat 10, 697 Hyde Road, Manchester, M12 5PS

Flat 10, 701 Hyde Road, Manchester, M12 5PS

Flat 1, 701 Hyde Road, Manchester, M12 5PS

Flat 6, 699 Hyde Road, Manchester, M12 5PS

Flat 11, 697 Hyde Road, Manchester, M12 5PS

Flat 14, 701 Hyde Road, Manchester, M12 5PS

Flat 9, 701 Hyde Road, Manchester, M12 5PS

Flat 3, 697 Hyde Road, Manchester, M12 5PS

1 Scenic Street, Manchester, M18 7FS

5 Scenic Street, Manchester, M18 7FS

Flat 7, 697 Hyde Road, Manchester, M12 5PS

Flat 4, 701 Hyde Road, Manchester, M12 5PS

Flat 8, 699 Hyde Road, Manchester, M12 5PS

Flat 5, 699 Hyde Road, Manchester, M12 5PS

Flat 16, 697 Hyde Road, Manchester, M12 5PS

Flat 8, 697 Hyde Road, Manchester, M12 5PS

Flat 16, 699 Hyde Road, Manchester, M12 5PS
Flat 14, 697 Hyde Road, Manchester, M12 5PS

Appendix 2 – Planning constraints

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA