

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135469/FO/2022

Date registered valid: 15 November 2022

Proposal: Elevational alteration to provide an additional fire escape door

Address: The Oaks Business Park , Crewe Road, Manchester, Manchester, M23 9SS

Ward(s): Brooklands Ward

Applicant: North West Portfolio Limited C/o Agent

Agent (if any): Mr Peter Hilldrup The Emerson Group Emerson House, Heyes Lane, SK9 7LF

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 5 January 2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 8 December 2022

Standard consultations:

Printed: 6 December 2022 Expired: 27 December 2022

Neighbour notifications

Printed: 25 November 2022 Expired: 16 December 2022

Site notice

Posted: 8 December 2022 Expired: 29 December 2022

Press advert

Published: 29 November 2022 Expired: 20 December 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site relates to The Oaks Business Park within the south Manchester ward of Brooklands and the application proposal relates to Unit B within the south of the site. In addition to Unit B at the site, Unit A is located to the north and the area around the two buildings consists of marked parking spaces. Unit B is a red brick, two storey office block built in a V shape configuration and is accessible off Crewe Road. Unit B is surrounded by The Oaks Business Park to the north and east. To the south of the application site is playing fields in connection with Manchester Health Academy and to the east of the application site lies another commercial unit.

Description of development

The submitted application seeks planning permission for elevational alteration to provide an additional fire escape door. The fire escape would be inserted in the south west elevation and would replace an existing window. The fire escape would lead into the existing car park. The door would be made of an aluminium fire door with glazing.

Planning history

124365/FO/2019- Unit A & B The Oaks Business Park- Erection of automated security barrier and 2 metre high security railings.
Approved 17 September 2019.

034421- Site at Crewe Road, Wythenshawe, Brooklands- Construction of one 3 storey and four 2 storey office buildings.
Approved 23 November 1989.

F09596/LA- Land located off Moor Road and Wythenshawe Road, Wythenshawe- CITY COUNCIL DEVELOPMENT Construction of roads and sewers for right industrial and related commercial development.
Approved 3 March 1979.

Consultations & Notification Responses

Local residents/ businesses

Local residents/ businesses were consulted and no responses were received.

Environmental Health

Environmental Health were consulted and had no comments to make on the application.

Issues

POLICY

The National Planning Policy Framework (July 2021)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) 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;
- b) 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
- c) 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.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
- ii. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:

Policy DM1 (Development Management); which 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. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The 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. The 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.

Policy SP1 (Spatial Principles); which sets out 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, amongst these include: 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.

Policy EN1 (Design Principles and Strategic Character Areas); states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

Policy EC1 (Employment and Economic Growth in Manchester); states that the Council will prioritize ensuring continued economic growth include; improving access to jobs for all via public transport, walking and cycling.

Policy EC2 (Existing Employment Space); states that the Council will seek to retain and enhance existing employment space and sites.

Policy EC9 (South Manchester); states that South Manchester is not expected to make a significant contribution to employment provision within the City. New development is expected to mainly comprise office development,

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.14 goes on to say that it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

ISSUES

Principle of Development

The submitted development application is for the elevational alteration to provide an additional fire escape door. This is considered acceptable in principle as the proposal would provide an additional fire exit in the case of emergency, to improve safety for those people working/visiting the site. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

Visual /Residential Amenity

The fire escape would be inserted in the south west elevation of Unit B and would open onto the car park connected with the Unit, to the south of the site. No residential properties are located in a close proximity to the site and as such would not be affected by the proposal. The land surrounding The Oaks Business Park is largely open and due to the small nature of the proposal, the insertion of the fire escape door would not give rise to any adverse visual/residential amenity implications. The door would not be visible by Unit A of the Business Park.

The proposed fire door would improve the safety and increase the number of fire evacuation routes for the proposal, thus benefitting those utilising the Unit. It is considered that the works would not adversely affect the appearance of the building or visual amenity within the area.

Design and Appearance

A condition shall be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent. The fire escape door is considered to be of a standard design and the materials to be used for the door- aluminium fire door with glazing- are considered appropriate. A materials condition to that effect would be attached to any consent granted. The fire escape would lead onto car parking connected to the Business Park and would be considered a suitable place for a fire door to be installed, as adequate space exists for evacuation purposes.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity and the design and appearance of the proposal is considered acceptable. The proposal is considered to comply with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policy DC1 of the Unitary Development Plan.

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. No significant problems have arisen during the consideration of this 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:

-Application for Planning Permission for works or extension to a dwelling, stamped as received by the City Council as Local Planning Authority on 15 November 2022.

-Drawing- Proposed- Floor Plan, numbered 1143-PLA-2008, stamped as received by the City Council as Local Planning Authority on 15 November 2022.

-Drawing- Proposed- Elevations, numbered 1143-PLA-2009, stamped as received by the City Council as Local Planning Authority on 15 November 2022.

-Drawing- Location Plan, numbered 1143-PLA-2003, stamped as received by the City Council as Local Planning Authority on 15 November 2022.

-Drawing- Site Plan- Proposed, numbered 1143-PLA-2007, stamped as received by the City Council as Local Planning Authority on 15 November 2022.

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) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in the Application Form specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Environmental Health

Ultra Electronic Airport Systems Heron House, The Oaks Business Centre, Crewe Road, Manchester, M23 9SS

Heron House, The Oaks Business Park, Crewe Road, Manchester, M23 9HZ

Block A, The Oaks Business Park, Crewe Road, Manchester, M23 9BE

Ground Floor Block B, The Oaks Business Park, Crewe Road, Manchester, M23 9BE

13 Gateacre Walk, Manchester, M23 9BA

3 The Oaks Business Park, Crewe Road, Manchester, M23 9JE

Waterside Court, Crewe Road, Manchester, M23 9BE

Suite E First Floor, Waterside Court, Crewe Road, Manchester, M23 9BE

Suite F First Floor, Waterside Court, Crewe Road, Manchester, M23 9BE

Ground Floor, Waterside Court, Crewe Road, Manchester, M23 9BE

Vacant Part First Floor, Waterside Court, Crewe Road, Manchester, M23 9BE

Acuma Solutions Suite B And C Gnd Floor, Waterside Court, Crewe Road, Manchester, M23 9BE

First Floor, Waterside Court, Crewe Road, Manchester, M23 9BE

15 Gateacre Walk, Manchester, M23 9BA

19 Gateacre Walk, Manchester, M23 9BA

17 Gateacre Walk, Manchester, M23 9BA

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) -

Area Team Boundary - Name: SOUTH AREA