

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135837/FO/2022

Date registered valid: 23 December 2022

Proposal: Change of use from Shop at the ground floor into Launderette [sui generis] with associated seating area together with the installation of flue to the rear

Address: 302 Platt Lane, Manchester, M14 7BZ

Ward(s): Fallowfield Ward

Applicant: Mr Abdel Razak Alanezy

Agent (if any): Mr Muthahar Khan Studio Tashkeel Architecture

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 17.02.2023

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 9 February 2023

Standard consultations:

Printed: 19 January 2023 Expired: 9 February 2023

Neighbour notifications

Printed: 19 January 2023 Expired: 9 February 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

Description of area

The application site is a two storey red brick end of terrace property within a commercial parade. There is an alley to the side of the property with access to the rear yard. The ground floor has been in commercial use as an estate agency and residential use at first floor. The commercial parade offers a range of services and business with a modern Aldi Supermarket to the rear. On the opposite side of Platt Lane is three storey flatted accommodation.

Description of development

The proposals seek permission for the change of use of the ground floor to form a Laundrette (sui generis) use with a flue to be installed to the rear, no alterations are indicated to the shop front elevation. The ground floor would be given over to a bank of 9 washing machines and dryers, seated waiting area and office space to the rear. Bins are to be stored in the rear yard enclosed area. The existing access to the first floor flat from the rear remains unchanged from the current arrangement.



Application property to the left of the picture

Consultations & Notification Responses

Neighbouring properties were notified of the proposals, no responses were received.

MCC Environmental Health - Recommend conditions relating to delivery hours, noise, external plant noise and that the waste management is acceptable subject to bins being stored separately for the residential accommodation above.

MCC Highways - In comparison to the existing use, the level of trips generated by the proposed change of use is not anticipated to be dissimilar and as such no highways concerns are expected. The proposed change of use is not expected to give rise to a significant increase in on street parking demand in comparison to the site's existing use. Any customers travelling to the site by bike would have access to the existing Sheffield cycle stands situated at the site's frontage. A refuse storage area is noted within the site. Wheelie bins will be placed out for servicing from Platt Lane in alignment with the site's existing operations. This is accepted by Highways.

Policies

The following policies are considered relevant in the consideration of this application. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but select policies are still considered of relevance:

- Policy DC26 - Seeks to reduce the impact of noise generating development

The National Planning Policy Framework (NPPF, 2018)

- Chapter 12 - Achieving well-designed places

For reasons to be outlined below, it is considered the proposal accords with the principles of these policy documents

Issues

Principle - The principle, of changing the use of an existing commercial unit, currently an E class estate agents, to a Sui Generis laundrette, is acceptable. However, consideration must be given to the proposed use's location, parking, refuse storage, noise and its impacts upon residential amenity together with visual amenity of the proposed rear flue.

Location, use and hours - The location of the proposed laundrette is considered acceptable, within an established commercial parade on a main road, with good transport links. The proposal consists of a ground floor unit, with a main room containing 9 washers and drying machines and seating, a staff room and W/C. A laundrette is an appropriate use for this area which features many flats.

The proposed hours of opening from 0900hrs to 2000 hrs Monday through to Sunday are considered acceptable in this commercial parade and are not considered to give rise to detrimental impacts on nearby residents.

Residential amenity - The proposal site is situated within an existing row of commercial premises adjacent to a busy road, as such occupants of the above/surrounding residential dwellings would reasonably expect some noise and activity related to the surrounding traffic and other nearby commercial uses. It is therefore not believed to be any undue impacts upon the amenity levels currently enjoyed by occupants and that any potential impact can be mitigated by the addition of acoustic insulation measures and a restriction to the opening hours proposed for the premises, these issues can be adequately controlled by appropriate planning conditions. Although there are residential properties situated nearby, it is believed that activities associated with the application property would be unlikely to exacerbate existing conditions. It is also considered that the hours of operation are in keeping with other units within the locality.

Given the existing levels of daytime and evening activity in the immediate area and the nature of the proposed use within an existing parade, it is not considered that the new use would cause significant harm to living conditions of the nearest occupiers as a consequence of activity levels or noise and disturbance.

Visual Amenity – The proposals incorporate a flue to the rear this has been sited to minimise the visual impacts and there would be limited views from the public highway and rear facing windows of the first floor residential accommodation and the rear of properties on Hart Road. Whilst there are some similar installations in the commercial parade these are generally limited although the neighbouring hot food takeaway at number 304 has a flue beyond the rear elevation of the building. Given the context and siting of the proposed flue it is not considered that it would give rise to unacceptable impacts on visual amenity of the area.



Rear of property

Parking and impact on the highway -. The change of use is not expected to result in a noticeable increase in the number and frequency of trips generated, in comparison to the previous uses and given the main road location it is not considered that the proposed use would have a substantial effect on the highway or local parking. There is cycle parking provision within the pavement area to the front of the parade.

Refuse - There is access to the rear yard and the proposed location of bins to serve the use. This is considered to be an acceptable arrangement and these measures are to be condition to ensure they are provided in accordance with the agreed detail.

Conclusion - The proposal received no objections from those notified of the development nor local residents and complies with policies DM1, SP1, DC12 and the NPPF, as it is not considered to cause undue harm to; the visual amenity of the building or area, the existing residential amenity enjoyed by the surrounding occupiers, or the highway, therefore the development may be retained in accordance with the following conditions.

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

The application has been determined in a positive and proactive manner, in this instance appropriately worded conditions are proposed.

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:

PL001; PL003 'GA Proposed Ground Floor Plan'; PL004 'GA Existing and Proposed Rear Elevations'; Waste Management Strategy all as received on the 23rd 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 Core Strategy.

3) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation.

4) a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences .

b) Prior to first use of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties.

5) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall 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. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the agreed scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site.

6) The details of the approved waste management scheme within the agreed waste management proforma and drawing reference PL001 and PL003 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 policy DM1 of the Core Strategy.

7) The premises shall not be open outside the following hours:-
0900 - 2000hrs Monday to Sunday

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

Informatives

1) The applicant is advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email - highwaylicences@manchester.gov.uk.

2) The bins provided for the development as set out within the agreed plans and documents set out in condition 6 of this decision shall be stored separately to the bins for residential accommodation above.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

12 Hart Road, Manchester, M14 7LE
10 Hart Road, Manchester, M14 7LE
183 Platt Lane, Manchester, M14 7FB
181 Platt Lane, Manchester, M14 7FB
187 Platt Lane, Manchester, M14 7FB
20 Hart Road, Manchester, M14 7LE
296A Platt Lane, Manchester, M14 7BZ
20A Hart Road, Manchester, M14 7LE
300A Platt Lane, Manchester, M14 7BZ
Top Flat, 294 Platt Lane, Manchester, M14 7BZ
Top Flat, 298 Platt Lane, Manchester, M14 7BZ
18A Hart Road, Manchester, M14 7LE
185 Platt Lane, Manchester, M14 7FB
16 Hart Road, Manchester, M14 7LE
298 Platt Lane, Manchester, M14 7BZ
302A Platt Lane, Manchester, M14 7BZ
Mydentist, 306 Platt Lane, Manchester, M14 7BZ
18 Hart Road, Manchester, M14 7LE
14 Hart Road, Manchester, M14 7LE
308 Platt Lane, Manchester, M14 7BZ
304 Platt Lane, Manchester, M14 7BZ
300 Platt Lane, Manchester, M14 7BZ
296 Platt Lane, Manchester, M14 7BZ
294 Platt Lane, Manchester, M14 7BZ

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
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA