

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135453/FO/2022
Date registered valid: 14 November 2022
Proposal: Retention of a single storey, temporary building for office and storage space for a period of 5 years
Address: The Oaks Business Park, Heron House, Crewe Road, Manchester, M23 9HZ
Ward(s): Brooklands Ward

Applicant: Mr Paul Fitzpatrick
Agent (if any): Mr Tom Myers Portakabin Ltd
Case officer: David Lawless
Tel: 0161 234 4543
Email: david.lawless@manchester.gov.uk

Recommendation: Temporary approval
Date of recommendation: 9 January 2023



Application details

Type of application: Full Application Consent

Development type: Minor Office

Date of site visit: 13 December 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 24 November 2022

Expired: 15 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/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, annotated by A on the photograph below and their packaging/ warehouse and office facility, annotated by B. This application relates to building B, where the medical equipment is packaged.



To the north of the warehouse there is an area of woodland and beyond that a row of dwellinghouses fronting Wythenshawe Road, the nearest of which are nos. 271 and 271 a Wythenshawe Road. To the south of the application site, on the opposite side of Crewe Road, stands another office/warehouse building. To the east is the continuation of the wooded area which includes a fishing pond, while to the west of the building there is a large area which is currently being redeveloped to provide additional car parking.

Listed building: No

Conservation area: No

Tree Preservation Order: No

Description of development

The applicant is seeking temporary permission for five years to site a Portakabin to the rear of the warehouse facility:



Consultations & Notification Responses

Local Residents – The building, due to its light grey colour, is not in keeping with the surrounding buildings and stands out visually when looking out of my rear windows. This is especially the case at night as the security lighting on the main building (which is on for large periods) illuminates the Portakabin.

Policies

The National Planning Policy Framework – The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.

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

Policy EC 10, *Wythenshawe* – This policy states that Wythenshawe is expected to provide 55 hectares of employment land within B1a offices, B1b/c research and development and light industry and B8 logistics and distribution. The majority of economic development will be focused on:

Policy DM1, *Development Management* – This policy 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, 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.
- 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.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Issues

Principle of the Proposal – The proposed building is required for five years and is to be used for associated storage and to house a number of work bench facilities. Given the temporary nature of the proposal, there is no objection in principle subject to an assessment of its impact upon existing levels of residential and visual amenity.

Design – The *Portakabin* building would be 2.97 metres in height and the external walls would be of a durable one-piece construction with high-performance, low-maintenance plastisol-coated galvanised steel cladding to offer protection against fire, extreme weather and accidental damage. Overall, the design of the building is considered acceptable.

Residential and Visual Amenity – Given its design, size and siting (behind a line of mature landscaping with appropriate separation distances), it is not considered that the proposed development would have a detrimental impact upon the existing levels of residential and visual amenity enjoyed within the vicinity of the site. The current site operates 24 hours as approved under planning application reference 127061/JO/2022, it is not considered that this proposal would significantly alter the impact on residential amenity over and above the operation of the existing premises.

Car Parking – Sufficient car parking facilities would remain for the occupiers of the warehouse and office building.

Loss of Trees – No trees are to be felled to facilitate the proposal.

Drainage – The application has no implications for the existing drainage system.

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: Temporary approval

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. No such problems have arisen on this application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The permission hereby granted is for a limited period only, expiring on 10 January 2028 and the buildings, works and use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued.

Reason - In the interests of residential amenity, pursuant to Policy DM1 in the Manchester Core Strategy.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents stamped as received on 14 November 2022:

- a) Drawing no. TM420062511
- b) Drawing no. GE0001 rev X
- c) 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.

Appendix 1 – List of consultees & neighbours notified

Mancos Holdings Ltd, Crewe Road, Manchester, M23 9BE
271A Wythenshawe Road, Manchester, M23 9DE
269 Wythenshawe Road, Manchester, M23 9DE
271 Wythenshawe Road, Manchester, M23 9DE
267 Wythenshawe Road, Manchester, M23 9DE
265 Wythenshawe Road, Manchester, M23 9DE

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
Area Team Boundary - Name: SOUTH AREA