

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134933/FO/2022

Date registered valid: 12 September 2022

Proposal: External alterations to elevations, including the installation of cladding to the southern and eastern elevations, the incorporation of a window for delivery drivers collections, together with the installation of a canopy to the external packing area

Address: Kfc Ltd, Monarch Leisure Park, Lloyd Road, Manchester, M19 2RE

Ward(s): Levenshulme Ward

Applicant: Andy Waite, KFC, UKI Orion Gate, Guildford Road, Woking, GU22 7NJ

Agent (if any): Mrs Rachel Skinner, Pye Design Architects Ltd, 29 Market Street, Hindley, Wigan, WN2 3AE

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 18 October 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Standard consultations:

Printed: 16 September 2022 Expired: 7 October 2022

Neighbour notifications

Printed: 22 September 2022 Expired: 13 October 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

This application relates to KFC Drive Thru restaurant situated on the junction of Stockport Road and Lloyd Road. The building is predominantly single storey with a tower feature on the northern elevation of the building. The premises comprises large glazed areas to the front of the restaurant facility with a deep fascia and associated signage above. The back of house activities are set within a predominantly red multi brick element of the premises with blue feature brickwork.

The building is accessed via Lloyd Road, within a residential and commercial mixed use area of Levenshulme. The site borders with Stockport MBC and is adjacent to the existing McDonalds Drive Thru. The site lies within Flood zones 2 and 3.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

It is proposed to carry out refurbishment works to the building including elevational alterations, including the installation of cladding to the southern and eastern elevations, the incorporation of a new window in the southern elevation for delivery driver's collections, together with the installation of a black open sided canopy to the external packing area for delivery drivers, and associated black coloured 1m high guard railings to safeguard pedestrians from the drive thru' circulation route. A new delivery access door is proposed to the rear of the premises. Furthermore, the tower feature would be spray painted black, the existing height restrictor would be refurbished, and other minor works include new dropped kerbs, bins and line markings

The refurbishment of the premises also includes various signage upgrades, and an accompanying application for advertisement consent is currently under consideration (134934/AO/2022).

Consultations & Notification Responses

Local residents/adjoining occupiers - No comments received.

Highway Services - The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway.

EXTERNAL ALTERATIONS & ELEVATIONAL CHANGES:

All external alterations and elevational changes will extend only within the re-line boundary of the site and as such, does not impinge on the adopted highway.

COLLECTION WINDOW & CANOPY:

The collection window extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway. The collection window will be located within the drive-thru and therefore not impact on pedestrians within the site. The new canopy over will have a pedestrian barrier in place which is acceptable to Highways.

A sufficient headroom clearance, compliant with the 2.50m minimum, should be in place. Given the minimal scale of construction works involved, the level of construction vehicles are unlikely to generate any significant on-street parking demands.

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester.

Strategic Area and Citywide Support Manager – Has no comments.

Flood Risk Management – recommend approval with no condition for this application, on the basis that this development would be classified as ‘minor’ under the flood risk and coastal change PPG as:

“alterations: development that does not increase the size of buildings, e.g. alterations to external appearance.”

An FRA has been submitted which they deem to be proportionate to the scope & risk and the development is unlikely to raise any of the issues identified in PPG para 051.

The Environment Agency will be engaged on the proposals under 134934/AO/2022.

Greater Manchester Police – Recommend any new glazing in external doors, ground floor or easily accessible windows should include at least one pane of laminated glass rated as P4A under EN 356, and that any existing CCTV coverage is reviewed to ensure that proposed new canopy at the entrance does not impede the view of CCTV around the front of the building.

Stockport MBC – Have no comments to make.

United Utilities - No comments received.

Cadent -have no objection to this proposal from a planning perspective, but in order to prevent damage to their assets request an informative be attached to any approval.

(Cadent’s comments have been referred to the planning agent for information).

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 126).

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 EN1 relates to design principles and strategic character areas and states that all development in Manchester will be expected to follow the seven principles of urban design listed below:

- Character: a place with its own identity
- Continuity and enclosure: a place where public and private places are clearly distinguished
- Quality of the public realm: a place with attractive, and successful outdoor areas
- Ease of movement: a place that is easy to get to and move through
- Legibility: a place that has a clear image and is easy to understand
- Adaptability: a place that can change easily
- Diversity: a place with variety and choice

Policy T2 states that outside the City Centre all new development should provide appropriate car parking facilities, taking account of the guidance in Appendix B (of the Core Strategy). In all parts of the City proposals should have regard to the need for disabled and cycle parking, in line with appendix B (this indicates maximum car parking standards for various uses).

Notwithstanding the above, Policy T2 requires that consideration is given to the particular circumstances of each proposal to determine the appropriate levels of car parking that may be required. Policy T2 requires the provision of proportionate Traffic Impact Assessments and Travel Plans for all major applications and for any proposals where there are likely to be access or transport issues.

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 states that the council will upgrade the appearance of the city's major radial and orbital roads and rail routes. This will include improvements to the appearance of adjacent premises; encouraging new development of the highest quality; and ensuring that landscape schemes are designed to minimise litter problems.

Impact of works - The proposed works are of a minor nature and are mainly cosmetic improvements to the building, which is centrally located in the site. The most significant changes are the introduction of a new delivery window and the installation of a canopy and railings adjacent to the window, together with the introduction of cladding elements to the southern and rear elevation of the building. There is no increase in the building footprint and no significant changes to the overall appearance of the building and site.

Signage – One of the main changes in the overall appearance of the site is the introduction of new and replacement signage. This is currently being assessed under application ref:134934/AO/2022.

Materials - new cladding is proposed (Durasid Siding V Groove 250mm cladding in Barnwood Grey colouration) to the southern and rear elevations , and the proposal involves the spraying of the existing tower feature and window frames. Details of the proposed colours have been provided and these are considered to be acceptable.

Flooding - the site lies in Flood Zones 2 and 3, and is accompanied by a Flood Risk Assessment. However, the proposed changes are of a minor nature, with no change in building footprint or floor levels, as such it is not proposed to attach any conditions or informatives to any approval.

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

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance the local planning authority had no other issues to raise with the agent, but have attached appropriate conditions to the approval.

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 plan refs: Proposed site plan 5789/2021/G121 rev. K (notwithstanding any reference to signage); G210 Rev B Existing External Elevations; and Flood Risk Assessment dated June 2021 received 12th September 2022;
Proposed external elevations 5789/2021/G211 rev.H received 29.09.2022

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 and saved policy E3.3 of the Unitary Development Plan for the City of Manchester.

3. The use of EX24 Durasid Siding V Groove 250mm cladding in Barnwood Grey colouration shall be installed to the elevations as shown on plan ref; Proposed external elevations 5789/2021/G211 rev.H (notwithstanding any signage) received 29th September 2022.

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, as specified in policies SP1 and DM1 of the Manchester Core Strategy (2012).

Informative

1. The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

2. 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.

3. Any new glazing in external doors, ground floor or easily accessible windows should include at least one pane of laminated glass rated as P4A under EN 356, and any existing CCTV coverage should be reviewed to ensure that proposed new canopy at the entrance does not impede the view of CCTV around the front of the building.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
United Utilities Water PLC
Stockport Metropolitan Borough Council

8 Crossley Road, Stockport, SK4 5BB
McVities, Wellington Road North, Stockport, M19 2SD
429 Wellington Road North, Stockport, SK4 5BB
431 Wellington Road North, Stockport, SK4 5BB
Broohill Estates Ltd, Blackford Road, Stockport, M19 2QD
2 Crossley Road, Stockport, SK4 5BB
4 Crossley Road, Stockport, SK4 5BB
6 Crossley Road, Stockport, SK4 5BB
Scout Hall, Lloyd Road, Manchester, M19 2RF
12 Kirk Road, Manchester, M19 2RH
Flat Above, 1087 Stockport Road, Manchester, M19 2RE
Monarch Leisure Park, Lloyd Road, Manchester, M19 2RE
1093 Stockport Road, Manchester, M19 2RE
Flat 26, 4 Lloyd Road, Manchester, M19 2QX
Flat Above, 1206 Stockport Road, Manchester, M19 2RA
Flat Above, 1208 Stockport Road, Manchester, M19 2RA
Flat Above, 1210 Stockport Road, Manchester, M19 2RA
Flat 1A, 1 Lloyd Road, Manchester, M19 2RF
Flat 1, 1 Lloyd Road, Manchester, M19 2RF

1 Lloyd Road, Manchester, M19 2RF
7 Kirk Road, Manchester, M19 2RH
Flat 18, 4 Lloyd Road, Manchester, M19 2QX
Flat 27, 4 Lloyd Road, Manchester, M19 2QX
Flat 30, 4 Lloyd Road, Manchester, M19 2QX
Flat 14, 4 Lloyd Road, Manchester, M19 2QX
Flat 11, 2 Lloyd Road, Manchester, M19 2QB
Flat 20, 4 Lloyd Road, Manchester, M19 2QX
Flat 23, 4 Lloyd Road, Manchester, M19 2QX
1089 Stockport Road, Manchester, M19 2RE
1212 Stockport Road, Manchester, M19 2RA
1206 Stockport Road, Manchester, M19 2RA
4 Lloyd Road, Manchester, M19 2QX
2 Lloyd Road, Manchester, M19 2QB
Flat 3, 2 Lloyd Road, Manchester, M19 2QB
Flat 6, 2 Lloyd Road, Manchester, M19 2QB
Flat 5, 2 Lloyd Road, Manchester, M19 2QB
Flat 4, 2 Lloyd Road, Manchester, M19 2QB
Flat 2, 2 Lloyd Road, Manchester, M19 2QB
Flat 7, 2 Lloyd Road, Manchester, M19 2QB
Flat 15, 4 Lloyd Road, Manchester, M19 2QX
Flat 16, 4 Lloyd Road, Manchester, M19 2QX
Flat 17, 4 Lloyd Road, Manchester, M19 2QX
Flat 24, 4 Lloyd Road, Manchester, M19 2QX
Flat 25, 4 Lloyd Road, Manchester, M19 2QX
Flat 28, 4 Lloyd Road, Manchester, M19 2QX
Flat 29, 4 Lloyd Road, Manchester, M19 2QX
Flat 13, 4 Lloyd Road, Manchester, M19 2QX
Flat 9, 2 Lloyd Road, Manchester, M19 2QB
Flat 10, 2 Lloyd Road, Manchester, M19 2QB
Flat 12, 2 Lloyd Road, Manchester, M19 2QB
Flat 19, 4 Lloyd Road, Manchester, M19 2QX
Flat 21, 4 Lloyd Road, Manchester, M19 2QX
Flat 22, 4 Lloyd Road, Manchester, M19 2QX
Flat 8, 2 Lloyd Road, Manchester, M19 2QB
Flat 1, 2 Lloyd Road, Manchester, M19 2QB
1087 Stockport Road, Manchester, M19 2RE
9 Lloyd Road, Manchester, M19 2RF
11 Lloyd Road, Manchester, M19 2RF
1210 Stockport Road, Manchester, M19 2RA
1208 Stockport Road, Manchester, M19 2RA

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) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH AREA

