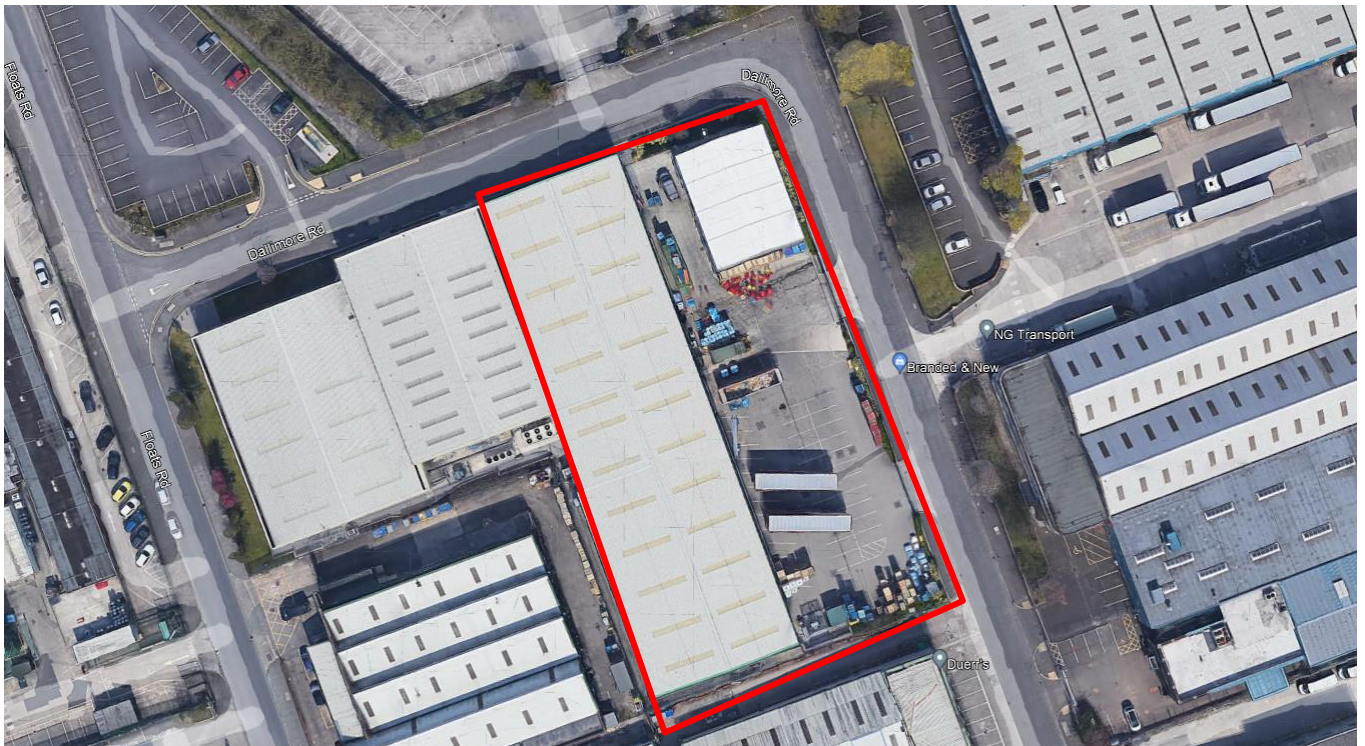


Planning

Growth & Development

Delegated officer report for planning application

Application no. 135087/FO/2022
Date registered valid: 30 September 2022
Proposal: Erection of extension to the side rear of warehouse,
Address: F Duerr And Sons Ltd , Dallimore Road, Manchester, M23 9NX
Ward(s): Brooklands Ward
Applicant: Mr N Gallagher, F Duerr & Sons Ltd, Dallimore Road, Manchester, M23 9NX
Agent (if any): Damian Riley Cube Architecture and Design Commercial House, Clarence Avenue, Manchester, M17 1QS
Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 24 November 2022



Application details

Type of application: Full Application Consent

Development type: Minor Industry

Date of site visit: 4 November 2022

Standard consultations: Printed: 6 October 2022 Expired: 27 October 2022

Neighbour notifications: Printed: 6 October 2022 Expired: 27 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a large warehouse complex

Description of area

The complex lies between Dallimore Road and Floats Road within Roundthorn Industrial Estate in Brooklands. The area is predominantly industrial with some commercial units.

Description of development

The applicant, F.Duerr and Sons, is seeking permission to build an extension to the warehouse to provide additional floorspace for food manufacturing and distribution.

Consultations & Notification Responses

Local residents/businesses, as per appendix 1 – No comments received.

Highway Services – *The traffic/construction management plans are acceptable for this small warehouse extension, and Highways have no objection to the proposals.*

Environmental Health – *We have reviewed the above application and have no comments to make.*

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
- Policy EN1 - Design Principles

The National Planning Policy Framework (NPPF 2012, amended in 2021)

- 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 building an extension to an existing warehouse within a designated industrial estate is acceptable. However, consideration must be given to the proposals siting, scale, design and its impact upon existing levels of amenity and safety.

Siting and scale – The extension would project 4.5m from the eastern elevation of the existing warehouse, with a width of 15.1m and a height of 7.8m, occupying 68 square metres of existing yard space. It would not project beyond the existing side elevation or sit closer to the northern Dallimore boundary. The new floorspace would have the same use as existing, manufacturing and distribution. It is relatively small in scale, given the scale of the existing warehouse complex on this site, and is considered proportionate and subservient. It would not obscure any views or cause any highway safety issues. The location, siting and scale of the extension is considered appropriate, in line with policies DM1, SP1 and the NPPF.

Design, appearance and visual amenity – The proposed extension would be constructed to match the existing building, clad in vertically profiled galvanised steel, in 'heritage green' and 'mushroom' to the sides and 'goosewing grey' to the roof. The outer side elevation, facing the highway, would contain a fire exit door and the inner side elevation, facing the yard, would contain a 2.7m wide roller shutter for deliveries/loading. The site is not listed nor is it sited within a conservation area. It is considered the extension would be in-keeping with the existing industrial estate and would be constructed of appropriate materials. The development is not considered to have a significant impact upon Dallimore Road or the wider area's visual amenity, pursuant to policies DM1, SP1 and EN1 and the NPPF.

Conclusion – No comments or objections have been received from local residents, the proposal complies with policies DM1, SP1, EN1 and the NPPF. Additionally it is not considered to harm the residential or visual amenity of the area, therefore the development may commence in accordance with the following conditions and the approved drawings.

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 and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval

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 drawings numbered: 05, 06 and 07, along with the Construction Management Plan, stamped as received by the City Council as Local Planning Authority on the 30th September 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 on the external surfaces of the extension hereby permitted shall match those of the original building as stated on the submitted elevational drawing '07 A'.

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 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.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

The Studios, Dallimore Road, Manchester, M23 9NX
Maginus Software Solutions, Floats Road, Manchester, M23 9PL
Rounthorn House, Dallimore Road, Manchester, M23 9NX
Roundthorn House, Floats Road, Manchester, M23 9LJ
Walkers Garage, Dallimore Road, Manchester, M23 9NX
Spectrum House, Floats Road, Manchester, M23 9LJ
Allport, Dallimore Road, Manchester, M23 9NX
Units 4 To 6, Rounthorn House, Dallimore Road, Manchester, M23 9NX
Heritage Construction Ltd, Floats Road, Manchester, M23 9PL
Marnshaw Limited, Dallimore Road, Manchester, M23 9NX
Unit 2, Dallimore Road, Manchester, M23 9JA
Unit 1, Dallimore Road, Manchester, M23 9JA

Appendix 2 – Planning constraints

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
Article 4 Direction - Wythenshawe PD Restriction - Class B1(c) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 45M
Area Team Boundary - Name: SOUTH AREA