

Planning

Growth & Development

Delegated officer report for planning application

Application no.	134886/FO/2022
Date registered valid:	7 September 2022
Proposal:	Elevational alterations, installation of external ramp and one additional air conditioning condenser in the external plant enclosure, all in connection with the use of the office as a private health clinic.
Address:	Ground Floor, Trident 3, Styal Road, Manchester, M22 5WN
Ward(s):	Woodhouse Park Ward
Applicant:	Jill Derrington, Bupa Victory House, Trafalgar Place, Brighton, BN1 4FY
Agent (if any):	Miss Rebecca Morgan, Lustedgreen 1-2 Hatfields, London, SE1 9PG
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	10 October 2022



Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 12 October 2022

Standard consultations:

Printed: 8 September 2022

Expired: 29 September 2022

Neighbour notifications

Printed: 8 September 2022

Expired: 29 September 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 application site relates to a ground floor office unit within the Trident 3 office block within the Trident Business Park situated just off Styal Road. This unit is situated at the back of the site and is adjoined on three sides by car parking.

Listed building: No

Conservation area: No

Tree Preservation Order: No

Description of development

The applicant is proposing the following:

- Change of use from office to a private health clinic under the permitted changes within the use class order
- Installation of external ramp
- Installation of additional AC condenser in external plant enclosure
- Associated elevational alterations – installation of privacy glazing, new entrance door

The applicant has also submitted an advertisement consent application for the same site (ref. 134887/AO/2022).

Consultations & Notification Responses

Local Residents-Businesses – No comments received.

Highway Services – No objections to the proposal.

Environmental Health – Suggests the imposition of a noise insulation condition.

Policies

The National Planning Policy Framework July 2021 (NPPF) – The National Planning Policy Framework 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 National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

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 DM1, *Development Management* – This policy states that all development should have regard to a number of issues, in this instance the most relevant are considered as follows:-

- 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.
- Flood risk and drainage.

Saved UDP Policy DC26, “Development and Noise” – Policy DC26.1 states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a) the effect of new development proposals which are likely to be generators of noise; and
- b) the implications of new development being exposed to existing noise sources which are effectively outside planning control.

Policy DC26.2 states that new noise-sensitive developments (including large-scale changes of use of existing land or buildings), such as housing, schools, hospitals or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the Council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

Issues

Principle of the Proposal – The use would bring into use a vacant office unit and as such the proposal is welcomed.

Residential Amenity – The proposal would not have a detrimental impact upon the levels of amenity enjoyed by the nearest residents to the west of Styal Road. Notwithstanding the above, Environmental Health has suggested that the proposed AC unit be acoustically insulated, this would be the subject of a condition.

Visual Amenity – The proposed access ramp and elevational alterations would not have a detrimental impact upon the existing levels of visual amenity enjoyed within the vicinity of the site.

Pedestrian and Highway Safety – The proposal would not interfere with the circulation space within the car park, accordingly it is not considered that the proposal would have a detrimental impact upon the existing levels of pedestrian and highway safety enjoyed within the vicinity of the Trident 3 office block.

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 to resolve any matters arising in relation to dealing with the planning 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 stamped as received on 7 September 2022:

- a) 000 REV B
- b) 002 REV B
- c) 003 REV B
- d) 203 REV C
- e) 203.1 REV A
- f) 204 REV B
- g) 205 REV B

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.

3) The development hereby approved shall be constructed and thereafter maintained using the materials detailed on the drawings and application forms stamped as received on 7 and 8 September 2022.

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

4) 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 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 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 minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to saved UDP Policy DC26 and Policy DM1 in the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Environmental Health

Second Floor, Trident 3, Styal Road, Manchester, M22 5WN

First Floor, Trident 3, Styal Road, Manchester, M22 5WN

First Floor, Trident 2, Styal Road, Manchester, M22 5XB

First Floor, Trident 1, Styal Road, Manchester, M22 5WN

Second Floor 208, Trident 1, Styal Road, Manchester, M22 5WN

Second Floor 207, Trident 1, Styal Road, Manchester, M22 5WN

Second Floor 206C, Trident 1, Styal Road, Manchester, M22 5WN

Second Floor 206B, Trident 1, Styal Road, Manchester, M22 5WN

Second Floor 206A, Trident 1, Styal Road, Manchester, M22 5WN

Ground Floor, Trident 2, Styal Road, Manchester, M22 5WN

Second Floor 202, Trident 1, Styal Road, Manchester, M22 5WN

Second Floor 204, Trident 1, Styal Road, Manchester, M22 5WN

Second Floor 205A, Trident 1, Styal Road, Manchester, M22 5WN

Second Floor 210, Trident 1, Styal Road, Manchester, M22 5WN

Second Floor 211, Trident 1, Styal Road, Manchester, M22 5WN

Second Floor 205B, Trident 1, Styal Road, Manchester, M22 5WN

Ground Floor And First Floor, Trident 1, Styal Road, Manchester, M22 5WN

Ground Floor Room 2, Trident 1, Styal Road, Manchester, M22 5WN

Ground Floor Room 3, Trident 1, Styal Road, Manchester, M22 5WN

Ground Floor Room 4, Trident 1, Styal Road, Manchester, M22 5WN

Ground Floor Room 7, Trident 1, Styal Road, Manchester, M22 5WN

Ground Floor Room 9, Trident 1, Styal Road, Manchester, M22 5WN

Ground Floor Room 10, Trident 1, Styal Road, Manchester, M22 5WN

Ground Floor Room 12, Trident 1, Styal Road, Manchester, M22 5WN

Ground Floor Room 14, Trident 1, Styal Road, Manchester, M22 5WN

Ground Floor Room 15, Trident 1, Styal Road, Manchester, M22 5WN

Ground Floor Room 17, Trident 1, Styal Road, Manchester, M22 5WN

Ground Floor Room 19, Trident 1, Styal Road, Manchester, M22 5WN

First Floor Room 103, Trident 1, Styal Road, Manchester, M22 5WN

First Floor Room 105, Trident 1, Styal Road, Manchester, M22 5WN
First Floor Room 106, Trident 1, Styal Road, Manchester, M22 5WN
First Floor Room 108, Trident 1, Styal Road, Manchester, M22 5WN
First Floor Room 110, Trident 1, Styal Road, Manchester, M22 5WN
First Floor Room 112, Trident 1, Styal Road, Manchester, M22 5WN
First Floor Room 111, Trident 1, Styal Road, Manchester, M22 5WN
First Floor Room 113, Trident 1, Styal Road, Manchester, M22 5WN
First Floor Room 114, Trident 1, Styal Road, Manchester, M22 5WN
Renold House, Styal Road, Manchester, M22 5WL
Trident 2, Styal Road, Manchester, M22 5WN
Trident 3, Styal Road, Manchester, M22 5XB
Second Floor, Trident 2, Styal Road, Manchester, M22 5WN
Second Floor 201, Trident 1, Styal Road, Manchester, M22 5WN
Second Floor 203, Trident 1, Styal Road, Manchester, M22 5WN
Second Floor 206, Trident 1, Styal Road, Manchester, M22 5WN
Second Floor 209, Trident 1, Styal Road, Manchester, M22 5WN
Second Floor 205, Trident 1, Styal Road, Manchester, M22 5WN
Ground Floor Room 1, Trident 1, Styal Road, Manchester, M22 5WN
Ground Floor Room 5, Trident 1, Styal Road, Manchester, M22 5WN
Ground Floor Room 6, Trident 1, Styal Road, Manchester, M22 5WN
Ground Floor Room 8, Trident 1, Styal Road, Manchester, M22 5WN
Ground Floor Room 11, Trident 1, Styal Road, Manchester, M22 5WN
Ground Floor Room 13, Trident 1, Styal Road, Manchester, M22 5WN
Ground Floor Room 16, Trident 1, Styal Road, Manchester, M22 5WN
Ground Floor Room 18, Trident 1, Styal Road, Manchester, M22 5WN
First Floor Room 101, Trident 1, Styal Road, Manchester, M22 5WN
First Floor Room 104, Trident 1, Styal Road, Manchester, M22 5WN
First Floor Room 107, Trident 1, Styal Road, Manchester, M22 5WN
First Floor Room 109, Trident 1, Styal Road, Manchester, M22 5WN
Bravura Solutions Ltd, Trident 1, Styal Road, Manchester, M22 5XB
Wesco Distribution International Ltd, Trident 1, Styal Road, Manchester, M22 5XB
Vitablend Ltd, Trident 1, Styal Road, Manchester, M22 5XB
Hexagon Services Ltd, Trident 1, Styal Road, Manchester, M22 5XB
Amsel And Co, Trident 1, Styal Road, Manchester, M22 5XB
Hecny Transportation Ltd, Trident 1, Styal Road, Manchester, M22 5XB
General Guarantee Collections, Trident 1, Styal Road, Manchester, M22 5XB
Trident 1, Styal Road, Manchester, M22 5WN
Gateway House, Styal Road, Manchester, M22 5WY

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 - Within Outer Area
Airport Noise Index Zone - Noise and Nuisance Index - 40-49
Airport Noise Index Zone - Noise and Nuisance Index - 50-59
Area Team Boundary - Name: SOUTH AREA