

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135084/FO/2022

Date registered valid: 30 September 2022

Proposal: Replacement of existing Pump Station roof

Address: Didsbury Pump Station, Manchester, M20 5GS

Ward(s): Didsbury East Ward

Applicant: Ansell, Environment Agency, Richard Fairclough House, Knutsford Road, Warrington, WA4 1HT

Agent (if any): Mr Robert Barrett, AR2 Architects Ltd, Unit 17, Brough Business Centre, Skillings Lane, Brough, HU15 1EN

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

Recommendation: Approve

Date of recommendation: 8 November 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 6th October 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: 6 October 2022 Expired: 27 October 2022

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 relates to flood defence infrastructure located within the Mersey Valley. The existing building straddles a sluice gate which controls flood waters into the flood defence basin within the Mersey Valley. The building has a mural painted on the none river elevation which assists in assimilating the building into the river valley and the wider area which is located within the Greater Manchester Green Belt. The site by its nature and location is within flood zone 3.

Description of development

The proposals seek permission for the installation of a monopitch roof to the existing building containing the infrastructure associated with the flood defences in this location. The proposed monopitch replacement roof would increase the height of the building from an existing height of 3.5m to a varying height of 4.1 to 4.5m to accommodate the pitch. The roof would be of a kingspan panel material with timber fascia boards, there would be no change to the footprint of the building as a result of the proposal.

Consultations & Notification Responses

A site notice was posted at the site, no responses were received as a result.

Environment Agency - As submitted, we have no objection to the proposed development and consider the submission of the Flood Risk Note detailed above to meet the requirements of paragraph 167 (footnote 55) of the National Planning Policy Framework (NPPF). As detailed within report/note outlined above and wider submissions associated with 135084/FO/2022, we note and acknowledge that the proposed development seeks solely to replace the existing roof of the pump station. In virtue of this, we consider the proposal will not result in an adverse flood risk impact; no change to the overall footprint of development is intended and the replacement roof will function in an identical capacity to pre-existing roof structure.

Policy

Policy

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise. The adopted development plan consists of the

Core Strategy (adopted 2012) and the saved policies of the Unitary Development Plan. Due consideration in the determination of the application will also need to be afforded to national policies in the National Planning Policy Framework (NPPF) which represents a significant material consideration.

Relevant local and national planning policies to the consideration of the application proposals is set out below.

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:

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. The City's network of open spaces will provide all residents with good access to recreation opportunities.

The River Valleys (the Irk, Medlock and Mersey) and City Parks are particularly important, and access to these resources will be improved.

Core Development Principles of policy SP1 state 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

Policy EN13, Green Belt - The extent of Green Belt in Manchester will be amended in the vicinity of Manchester Airport, in accordance with policy MA1. Otherwise, there are no amendments to the Green Belt boundary to be effected through the Core Strategy. This does not preclude further consideration of sites currently within the Green Belt through subsequent Development Plan Documents.

Policy EN14, Flood Risk - Development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding; this should take account of all sources of flooding identified in the Manchester-Salford-Trafford Strategic Flood Risk Assessment (SFRA). All new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure.

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.
- Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques

Saved Unitary Development Plan policies

The below saved Unitary Development Plan policies are considered of relevance in this instance.

Saved Mersey Valley Recreation policies:

CB15 - Existing land will be conserved and improved and will, for the most part, continue in recreation use.

CB23 - The Council will protect, conserve and improve the landscape quality and natural history of the Valley, encourage the development of a variety of attractive landscape types and, where appropriate, will seek to re-establish a countryside character in the Valley.

CB43 - Within the area defined for this purpose on the Proposals Map, new urban development will not normally be permitted. The only exceptions considered will be where the development would not lead to the division of the open parts of the Valley into sections and falls within the terms of (a) or (b) below: -

a) Where the area forms part of the green belt, the established green belt policies apply.

b) Where the area does not form part of the green belt, at Least one of the following circumstances is met: -

i) that the development represents limited infilling to an established Valley settlement or industrial area;

ii) that it is an extension to or renewal of an established industry where the economic and employment factors are of overriding importance;

- iii) that the development is required in association with an outdoor recreation or appropriate tourist facility;
- iv) that the development would be appropriate in a green belt;
- v) that the development is necessary to meet an exceptional need which cannot reasonably be met elsewhere.

CB44 - Any new development permitted within the Valley shall be of a high standard and by careful attention to siting, design, layout materials and landscape design shall not have a harmful effect on the character of the Valley. Any new development which by reason of its nature, scale or location cannot meet these criteria will not be permitted unless there is an overriding need for the proposed development to be in that particular Location.

CB47 - Any development which is permitted within or close to the Valley's river, streams and canals shall have regard to their setting and potential value for recreation.

The National Planning Policy Framework (July 2021)

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

Section 13 deals with protecting Green Belt land. Paragraph 133 confirms that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Paragraph 138 sets out that the Green Belt serves five purposes which are:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Paragraphs 147 to 151 set out consideration of planning proposals affecting the green belt. It is stated that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

The NPPF confirms that the construction of new buildings is inappropriate in the Green Belt.

Exceptions to this are:

- a) buildings for agriculture and forestry;

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

e) limited infilling in villages;

f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- not have a greater impact on the openness of the Green Belt than the existing development; or
- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Full consideration of the application proposals against national Green Belt policy is set out below within the issues section of this report.

Issues

Principle – The principle of upgrading essential infrastructure is considered entirely acceptable, however in this instance further consideration is required on: the green belt, visual amenity and character of the area, residential amenity, and flood risk.

Green Belt – The application site is located within the Greater Manchester Green Belt which was established through the approval of the Greater Manchester Green Belt Local Plan adopted in 1984, the boundaries of which were subsumed into the Unitary Development Plan and more recently the Core Strategy – although with some amendments. The defined area of Green Belt within this part of Manchester remains unchanged since 1984.

National Planning Policy within the NPPF sets out the importance of the Green Belt's permanence and openness and the five purposes which are set out within the policy section of this report. The NPPF indicates that the extension or alteration of an existing building in the Green Belt may not be inappropriate development provided that it does not result in disproportionate additions over and above the size of the original building. Given the relatively modest increase in height of the existing building in order to install a monopitch roof it is considered that the proposals would not be a disproportionate addition to the existing building and would not be inappropriate development in the green belt. In addition given the scope of the proposals it is not considered that the proposals would impact on the openness of the GM Green Belt.

Visual Amenity – The modest increase in height of the building together with the choice of materials is not considered to give rise to unacceptable impacts on the visual amenity or character of the Mersey Valley.

Residential Amenity -The site is remotely located within the Mersey Valley and is not considered to give rise to impacts on residential amenity, the building is already in situ and no external plant or machinery is proposed as part of these upgrade works.

Flood Risk – The applicant has provided a Flood Risk Statement to accompany the application as the building is located within Flood Zone 3. This confirms that the existing floor levels and

structure are to be retained and the roof is the only item that is being replaced due to the poor condition of the existing roof. Based on the information provided, there is no increase or variation to the risk of flooding to the existing pumping station. The proposals are therefore considered acceptable and would not give rise to an increase of floodrisk or be more vulnerable to flood risk than the existing situation.

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 a decision has been issued within statutory timescales.

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:

Drawing reference (100)-01 Rev P1 as received by the City Council as local planning authority on the 30th September 2022

Flood Risk Note prepared by Ar 2 as received by the City Council as local planning authority on the 7th November 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.

Appendix 1 – List of consultees & neighbours notified

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 45M

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 3 (high risk) -

Green Belt Land - Green Belt Area (LDF)

Green Belt Land - Greater Manchester Green Belt Local Plan 1984

Historic Landfill Site 250m Buffer -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA