

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134566/FO/2022

Date registered valid: 9 August 2022

Proposal: Elevational alterations in connection with sub-division of existing building into 7 storage units (Class B8)

Address: 75A Lord Street, Manchester, M3 1HE

Ward(s): Cheetham Ward

Applicant: Mr Jamil, 75 A Lord Street, Manchester, M3 1HE

Agent (if any): Mr Subhan Saleem, 70 Prestwich, Manchester, M25 1FN

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 27 September 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 16 September 2022

Standard consultations:

Printed: 18 August 2022 Expired: 8 September 2022

Neighbour notifications

Printed: 18 August 2022 Expired: 8 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

The application site relates to a single storey warehouse (Class B8) bounded by Lord Street to the north, Carnarvon Street to the south, Robert Street to the West and Pimblett Street to the east.



With the exception of forecourt areas fronting Lord Street and Pimblett Street which immediately adjoin the back of pavement, the building occupies the entire site footprint and is of predominantly of masonry construction with metal dual pitched roofs. The main frontage to Lord Steet incorporates a full height parapet well with roller shuttered entrances. To Pimblett Street are a further roller shuttered entrance doors and low level, shuttered windows, whilst to Robert Street are a series of further windows encased by metal grilles.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The site is situated within the warehouse district of Cheetham as identified by the Strangeways Local Plan and saved policy CC10 of the Unitary Development Plan. The immediate area is dominated by various wholesale uses and general industrial buildings comprising low-rise buildings with large floor plates.

In terms of the immediate surroundings, the immediate area comprises similar uses associated with the distributive and cash and carry trades. A short distance to the east is the main north/south arterial route of Cheetham Hill Road which links north Manchester with the city centre.

Description of development

Planning permission is sought for elevational alterations, including openings in association with the subdivision of the existing ground floor to form 7 smaller storage and distribution units (Class B8).

The proposed external changes solely relate to the northern (Lord Street) and eastern (Pimblett Street) elevations of the host building and comprise 5 new, full height roller shutter entrances and pedestrian access doors to the Pimblett Street and 2 replacement, full height roller shutter entrances and pedestrian access doors to Lord Street. In contrast to the existing roller shutters which incorporate external roller shutter housing, the proposed alterations involve new, integral roller shutters.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Environmental Health – The waste storage areas are acceptable. Conditions are advised with respect to waste management and the acoustic insulation of external plant equipment if any is proposed.

Greater Manchester Police (Design for Security) – Various security measures are recommended.

Highway Services - It is noted that the planning submission is associated only with the elevational alterations, since the proposal is for the sub-division of an existing B8 unit.

The indicative plan provided suggests that roller shutter and separate pedestrian access would be provided to the Lord Street and Pimblett Street elevations and from a highway perspective this is acceptable.

A separate internal waste storage area is provided to each unit with waste transported by staff from each individual unit to the forecourt area adjacent to Pimblett Street and Lord Street for collection. This arrangement is acceptable.

Should the planning application be approved it is required that a Construction Management Plan be required as part of a planning condition.

Planning History

025336

Change of use from tyre and exhaust depot to a warehouse. *Approved 21 October 1985.*

021107

Change of use from vehicle depot and garage to wholesale cash and carry greetings cards and stationery. *Approved 23 March 1984.*

F10160

Change of use of tyre distribution depot for tyre retailing, distribution, and the fitting of exhausts. *Approved 4 April 1979.*

Policy

The following policy and guidance is considered relevant to the consideration of this application:

- Saved policies DC26 and CC10 of the UDP;
- Policies DM1, SP1 and EN19 of the Manchester Core Strategy;
- Strangeways Local Plan;
- The Guide to Development in Manchester (SPD);
- The National Planning Policy Framework (NPPF).
- National Planning Policy Framework (NPPF)

Issues

Principle

S.55(2)(f) of the Town and Country Planning Act (1900) implies that the subdivision of a planning unit is not development provided the use class remains the same, although an exception is made in the case of the use as two or more separate dwellinghouses of any building previously used as a single dwellinghouse, which does involve a material change in the use of the building.

As such, in this case, the sub-division of the units does not itself require planning permission. The only issues for consideration relate to the visual impact of the elevational changes. These issues are considered further below, but on balance the principle of the proposed development is considered acceptable and compliant with the aforementioned policy and guidance.

Residential Amenity

This part of Cheetham is dominated by similar, businesses and is identified within policy as being suitable for uses which generate a high level of employment – predominantly with the cash and carry and distributive trades.

Due to the commercial location of the site and its detached position in relation to the nearest residential neighbourhoods, it is not believed that there would be any significant, adverse effect upon the living conditions of nearby occupiers in terms of increased activity, intensification of use or any associated noise and disturbance.

Visual Amenity

The proposed development would introduce new, integral roller shuttered openings to replace existing opening to Lord Street and Pimblett Street.

The existing building is of little architectural merit and the existing openings are quite restrictive and uncoordinated, presenting a bland, unattractive and negative frontage. This is accentuated by the use of barbed wire to the roof and use of external roller shutters.

The external alterations would allow the creation of a neater frontage that to some degree would uplift the appearance of the building.

The design is typical of the area and due to the rather dilapidated appearance of the existing building, the proposed changes are considered to represent an improvement to the appearance of the street-scene and visual amenity.

Impact to the Highway

It should be noted that the proposal relates to elevational alterations associated with the subdivision of an existing building. The building could legitimately change use and be subdivided without the need for planning permission. As such, it would be unreasonable in planning terms to impose highway restrictions in terms of parking, since the building could be readily converted for the existing use and does not involve any increase in floorspace. Highway Services are satisfied in this regard and consider the opening and waste management arrangements to be acceptable.

Waste Management

Due to the creation of a number of smaller, separately occupied units, it is considered appropriate to consider waste management.

The proposed units incorporate self-contained, individual, ventilated waste storage areas to the rear of each unit to be collected weekly by the Council. The strategy details a sufficient capacity for each of the relevant waste streams. Highways consider the collection arrangement to be acceptable.

A condition has been included to ensure the submitted strategy is adhered to.

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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in 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 and documents:

Drawings referenced location plan/A, Sheet 5/A and Sheet 3/B received by the City Council as Local Planning Authority on 1 August 2022 and 9 August 2022 respectively.

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) Prior to the commencement of development, a construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Parking of construction vehicles;
- Wheel washing facilities; and
- Sheeting over of construction vehicles.

The development shall only be carried out in accordance with the approved Construction Management Plan.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

4) Notwithstanding details submitted, no development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations

of the development have been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall only be implemented in accordance with the approved details.

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, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

5) Notwithstanding details submitted, prior to the installation of the roller shutters hereby approved, full details of the proposed roller shutter specification and colour shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved details and retained thereafter.

Reason - In the interests of visual amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

6) The development hereby approved shall only be implemented in accordance with the submitted waste management strategy detailed with the following documents:

- Waste Management pro forma received by the City Council as Local Planning Authority on 9 August 2022;
- Waste store location shown on drawing referenced Sheet 3/B received by the City Council as Local Planning Authority on 9 August 2022;
- E-mail confirming collection frequency dated 27 September 2022.

The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation. No bins shall be stored outside the curtilage of the units other than on the day of collection.

Reason - In the interests of amenity and public health, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

7) The units hereby approved shall not be used for any other purpose other than Class B8 of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of Class B8.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy and the guidance contained within the National Planning Policy Framework.

Informatives

1) Please note, separate advertisement consent may be required for fascia level sign or any other signage. Please contact the City Council as Local Planning Authority for further advice prior to the installation of any signage or advertisements.

2) Greater Manchester Police (Design for Security) advise that all external fittings are to 'Secured by Design' standards.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Environmental Health
Greater Manchester Police

75B Lord Street, Manchester, M3 1HE
Abstinence And Recovery Centre, 31 Robert Street, Cheetham, Manchester, M3 1EX
Ground Floor, 48 Lord Street, Manchester, M3 1HN
First Floor, 48 Lord Street, Manchester, M3 1HN
48 Lord Street, Manchester, M3 1HN
17 Carnarvon Street, Manchester, M3 1EZ
D And P Data Systems Ltd, 15 Carnarvon Street, Manchester, M3 1HJ
J R Hosiery Co Ltd, 2 - 12 Carnarvon Street, Manchester, M3 1JJ
52 Lord Street, Manchester, M3 1HN
Shipton House, 41 Carnarvon Street, Manchester, M3 1EZ
21 - 23 Carnarvon Street, Manchester, M3 1EZ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA