

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134332/FO/2022

Date registered valid: 14 July 2022

Proposal: Erection of canopy to parking bays

Address: Openshaw Workshops , Cornwall Street, Manchester, M11 2NS

Ward(s): Clayton & Openshaw Ward

Applicant: Greater Manchester Combined Authority Greater Manchester Police
4th Floor Force Headquarters, C/o Openshaw Complex, Lawton
Street, Manchester, M11 2NS

Agent (if any): Mr Jon Heywood Fordingbridge Plc Arundel Road, Fontwell, Arundel,
BN18 0SD

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 5 September 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 31 August 2022

Standard consultations:

Printed: 25 July 2022 Expired: 15 August 2022

Neighbour notifications

Printed: 25 July 2022 Expired: 15 August 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: No

Tree Preservation Order: No

Description of area



Fig. 1 – The application site and returning section to the north-east elevation

The development is related to an existing car parking area and positioned to the south of a 3 storey multi-use building approved under planning permission ref: 118695/FO/2017. The

perimeter of the site is screened by substantial boundary treatments. Given the configuration of the existing buildings the visual impact would be predominantly contained within the application site.

Description of development

The development involves the erection of a gull wing canopy with a maximum height of 4.3 metres falling to 3.4 metres as it slopes towards the building. It would have a length of 34.4 metres and projection of 5.4 metres covering 9 (of 18) vehicle spaces situated adjacent to the south elevation of the existing building. The canopy would be offset from the building and supported by 9 upstanding posts and would have a depth of 5.7 metres. A secondary element to the canopy be formed adjacent to the north-east elevation of a recessed element of the building. It would have a maximum height of 3 metres falling to 2.5 metres, a depth of 2.7 metres and length of 6.85 metres. It would be supported with two upstanding posts. The proposed upstanding posts would have a stone-grey finish (RAL 7030) with roof cladding comprising 16mm triple walled polycarbonate.

Consultations & Notification Responses

Local Residents / businesses – No comments received.

Flood Risk Management Team – No objection, but it is recommended that the applicant considers the provision of a drainage system that prevents increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage.

Network Rail – No objection.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in July 2021. It sets out the Government's planning policies for England and how these are expected to be applied. It provides a mechanism through 'which locally-prepared plans for housing and other development can be produced.' It states that 'at the heart of the Framework is a presumption in favour of sustainable development.' However, the Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Furthermore, the statutory status of the development plan remains as the starting point for decision making. In 'decision-taking', this means that development proposals that accord with the development plan should be approved without delay unless 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. It is considered that the development accords with the objective of the NPPF.

Planning Practice Guidance (PPG) - On 6 March 2014, the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. The PPG seeks to both simplify and clarify planning guidance easier and simpler. It is intended to be read in conjunction with the National Planning Policy Framework (NPPF) and is relevant to key planning issues of significance to applicants and local authorities. In the following assessment of the proposed development has been given to the following aspects of the PPG:

- i. Consultation and pre-decision matters
- ii. Health and well-being

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the 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.'

The following policies are relevant to the proposed development:

Policy SP 1 Spatial Principles - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- a. Makes a positive contribution to neighbourhoods of choice including the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
- b. 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.

The development would respond to the changing operational needs of GM Police without harmfully affecting the setting of the building and its context. Policy SP1 would thereby be accorded with.

Policy DM1 Development Management - States that all development should have regard to the following specific issues, which are considered to be relevant to the consideration of this application:

- 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 to ensure it has regard to the character of the surrounding area;
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- Accessibility – In relations to inclusive access for disabled people and access to development by sustainable transport modes.
- Community safety and crime prevention;
- Design for health;

The development has been appropriately related to the existing building in terms of its configuration, height and scale and the colour of material specifications. The configuration of the canopy has also been appropriately related to the layout of the associated section of the existing car parking area maintaining existing access and egressing arrangements. Given the location of the development and the screening afforded by surrounding boundary treatment, its visual impact would be contained within the site and would not impact on the wider streetscene. The development would therefore be appropriately related to policy DM1.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application.

In this case, the application has been supported with sufficient information to facilitate its assessment without further negotiation.

Principle of the development – The proposed canopy is related to the operational requirements of GM Police and would aid the delivery of its services. The development would be related to a limited section of the car parking area and has been designed to complement to the composition of the existing building, in terms of its appearance and material specification. The principle of the development is therefore considered to be acceptable.

Layout – The development would not affect access and/or egress to existing car parking spaces or the overall level of car parking provision.

Design - The development would have a lightweight structure, with grey coloured supporting structure reflecting the detail of the adjacent building. The visual impact of the structure would be further reduced by the incorporation of a translucent roof. The proposed materials have been related to the development by condition.

Conclusion – The development is considered to be acceptable in relation to its design, appearance, function and relationship to the existing building.

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. In this case, the application has been supported with sufficient information to facilitate its assessment without further negotiation.

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 following drawings and documents stamped as received by the City Council as local planning authority on 11 July 2022 and 14 July 2022:

Planning application forms

Location plan with red edge Ref: 8195/LP-01

Block plan Ref: 8195/BP

Steel cantilever canopy: General arrangement plan & elevations Ref: 8195/GA-01 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 Core Strategy for the City of Manchester.

3) The development shall be fully implemented in accordance with the following materials and specifications as referenced in the submitted application forms received on 11 July 2022:

Canopy frame – Steel with polyester coating in grey (RAL 7030);

Roof – Triple walled polycarbonate.

The canopy shall be maintained in the approved materials at all times thereafter.

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 for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management
Network Rail

New Adventures Ltd, 10 Preston Street, Manchester, M18 8DB
Unit 1 To 5, Tavistock Industrial Estate, Railway Street, Manchester, M18 8FE
Delta Industrial Estate, Preston Street, Manchester, M18 8DB
B4 GM Waste, Hammerstone Road Depot, Hammerstone Road, Manchester, M18 8EQ
F14, New Smithfield Market, Whitworth Street East, Manchester, M11 2WJ
F13, New Smithfield Market, Whitworth Street East, Manchester, M11 2WW
F11-12, New Smithfield Market, Whitworth Street East, Manchester, M11 2WW
F10, New Smithfield Market, Whitworth Street East, Manchester, M11 2WW
F9, New Smithfield Market, Whitworth Street East, Manchester, M11 2WW
Unit 5, Norbury Court, Welcomb Street, Manchester, M11 2NB

Appendix 2 – Planning constraints

Article 4 Direction - North Manchester PD Restriction - Class B1(c) To C3
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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA