

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133900/FO/2022

Date registered valid: 8 June 2022

Proposal: Elevational alterations involving the relocation of the existing emergency exit door slightly to the east, and the insertion of new automatic sliding doors

Address: Lidl Uk, Upper Conran Street, Manchester, M9 4DA

Ward(s): Harpurhey Ward

Applicant: Lidl Great Britain Limited C/o Agent

Agent (if any): Mr Joshua Ambrus, Rapleys, York House, York Street, Manchester, M2 3BB

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

Recommendation: Approve

Date of recommendation: 22 July 2022

Application details

Type of application: Full Application Consent

Development type: Minor Retail

Date of site visit: 21 July 2022

Standard consultations:

Printed: 13 June 2022 Expired: 4 July 2022

Neighbour notifications

Printed: 13 June 2022 Expired: 4 July 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 site relates to an existing Lidl foodstore located at Upper Conran Street, Harpurhey. This comprises a predominantly clad single storey building with a glazed, corner entrance feature.



The site is bound by Upper Conran Street to the east and Asda Superstore to the west. A communal surface car park bounds the site immediately to the south.

The host supermarket presents its principal elevation to the surface level car park to the south which is partially obscured by a large trolley storage bay.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site is situated within Harpurhey Shopping Centre - a defined district shopping centre which comprises a variety of small-scale and medium retail, food and drink and community uses. The wider area, including opposite the site, is predominantly residential in character.

Description of development

Planning permission is sought for elevational alterations to the existing foodstore to facilitate a a Deposit Return Service (DRS) – a system which enables consumers buying a product to pay an additional amount of money (a deposit) that will be reimbursed upon the return of the packaging or product to a collection point. This ensures that packaging is correctly recycled.

The external changes involve the relocation of the existing emergency exit door on the southern, car park facing elevation slightly to the east, and the insertion of new automatic sliding, glazed doors to the same elevation in order to provide access to the new DRS. The section of wall to be reinstated is to match the existing materials.

Internally, the DRS will be located inside the existing building in a subdivision of the existing bakery area.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Highway Services - The proposed alterations to the building are all within the red-line boundary of the site and as such, will not impinge upon the adopted highway.

It is understood that the proposals would not have an impact on the approved vehicular access, parking, circulation or the external highway network, which is acceptable.

The alterations to the pedestrian entrance/exit points are acceptable.

Policy

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

- Policies DM1 and SP1 of the Manchester Core Strategy;
- Guide to Development in Manchester (SPD);
- National Planning Policy Framework (NPPF).

Issues

Principle

The visual changes to the building and the appearance of the area will be limited. In any event, the proposed changes will facilitate a new DRS which will provide environmental benefits that encourages the re-use and recycling of packaging materials. Any concerns surrounding visual amenity are considered to be outweighed by such benefits.

On this basis, the proposal accords with policies DM1 and SP1 of the Manchester Core Strategy, The Guide to Development in Manchester (SPD) and the National Planning Policy Framework (NPPF).

Visual Amenity

Given the minor nature of the elevational changes, it is considered that the changes to the southern elevation will have a negligible impact to both the architectural character of the host building and general visual amenity.

The side of the building to which the changes relate are already partially obscured by a trolley store and through the use of matching materials, the changes will have minimal visual impact, easily assimilating into the external fabric of 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 / 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 T201, T102 and T400, received by the City Council as Local Planning Authority on 26 May 2022 and 8 June 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 Core Strategy.

3) The materials to be used on the external surfaces in connection with the elevational changes hereby permitted, shall match those of the existing building in type, size, colour and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used, pursuant to policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Greater Manchester Police

Pharmacy At ASDA, Harpurhey Shopping Centre, Lee Road, Manchester, M9 4DJ
ASDA, Harpurhey Shopping Centre, Lee Road, Manchester, M9 4DJ
10 Bookham Walk, Manchester, M9 4GE
12 Bookham Walk, Manchester, M9 4GE
8 Bookham Walk, Manchester, M9 4GE
6 Bookham Walk, Manchester, M9 4GE
4 Bookham Walk, Manchester, M9 4GE
2 Bookham Walk, Manchester, M9 4GE
2 Hanslope Walk, Manchester, M9 4GD

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH