

REF: R00588/DB/MR/AP

Planning Department
Ground Floor
Town Hall Extension
Mount Street Entrance
Albert Square
Manchester
M2 5DB

14th June 2022

Dear Sir/Madam,

**APPLICATION FOR FULL PLANNING PERMISSION TO INSTALL NEW SHOPFRONT AND NEW ALUMINIUM AUTOMATIC TELESCOPIC SLIDING DOOR
APPLICATION FOR FULL PLANNING PERMISSION TO INSTALL 3 NO. LOUVRES
RETAIL UNIT, 6 OLDHAM ROAD, MANCHESTER, M4 5DB**

I write on behalf of the Applicant, Tesco Stores Ltd (Tesco), to submit two separate applications as follows:

- Application for full planning permission to install new shopfront and new aluminium automatic telescopic sliding door; and
- Application for full planning permission to install 3 no. louvres.

The applications are detailed separately in this letter.

Background to Applications

The site consists of a vacant office unit located to the ground floor of a 6-storey building, accommodating residential uses above. The predominant land use in the surrounding area is comprised largely of professional and commercial business outlets, including a solicitor's, tanning salon and interior design studio located further south of Oldham Road, as well as the residential apartments that sit above these premises. The appraisal site is understood to have been most recently occupied as office space. The site is located in the Ancoats Conservation Area but is not listed. There are various listed buildings in the neighbouring area, including Victoria Square, Crown and Kettle Public House and the Daily Express Building. The following available planning history is of relevance:

LPA reference: 066438/FO/NORTH1/02 – Planning permission was granted on 9th April 2003 for “Five storey building comprising office use at ground, first, second and third floors and residential use (8 apartments) at fourth floor level. Ancillary car parking at ground and first floor level”.

LPA reference: 073431/FO/2004/N1 – Planning permission was granted 20th April 2005 for “Erection of 6 storey building comprising office /retail units at ground floor level (A1, A2 or B1), 3972 sq. metres office

space at first floor level, and 56 no apartments at 2nd to 5th floor levels. Creation of 28 car parking spaces at ground floor level”.

LPA reference: 082288/FO/2007/N1 – Planning application for “*Erection of two seven storey linked detached buildings comprising fifty-six apartments, office and retail units at ground floor (A1 or A2 uses) (382 metre squared) office units at mezzanine and first floors (B1 use) (1662 metre squared) with associated car parking at ground floor level*” was withdrawn on 23rd May 2007.

LPA reference: 083957/FO/2007/N1 – Planning permission was granted on 12th September 2007 for “*Elevational alterations to previously approved building (073431/FO/2004/N1) in conjunction with creation of 56 apartments, 7 offices and ancillary car parking, within a maximum 7 storey building (retrospective application)*”.

LPA reference: 098142/FU/2011/N1 – Planning permission was granted on 1st March 2012 for “*Provision of additional use class D1 (to a maximum floorspace of 350 sq. m) within Express Networks buildings 1, 2 or 3*”.

LPA reference: 097959/FO/2011/N1 – Planning permission was granted on 25th January 2012 for “*Installation of 6 no. new air louvres to northeast elevation of building*”.

LPA reference: 107111/FU/2014/N1 – Planning permission was granted on 5th November 2015 for “*change of use of mezzanine from vacant B1 office to D1 place of worship and associated offices*”.

LPA reference: 118351/FO/2017 – Planning permission was granted on 13th September 2018 for “*Proposed change of use of existing commercial within part of the ground floor and mezzanine level above to create 12 no. self-contained apartments (Class C3a) with associated elevational alterations*”.

LPA reference: 128696/FO/2020 – Planning permission was granted on 9th April 2021 for “*Elevational alterations to form new shop front*”.

LPA reference: 133162/JO/2022 – a Section 73 application was granted on 18th May 2022 for “*Variation of condition 17 (opening hours) attached to planning permission referenced 083957/FO/2007/N1 to allow the commercial units at ground, mezzanine and first floors to open 06.00-23.00 hrs Monday to Sunday*”.

Planning permission was approved in 2007 for a mixed-use development with office space on the ground floor. Given the provisions of the Use Class Order Amendment 2020, the office space now falls within Use Class E. Tesco can therefore occupy the site without the need for planning permission and these applications seek the minor works required to facilitate this occupation only.

Proposed Works

Installation of Shopfront

Planning permission is sought to install a new shopfront and a new and new aluminium automatic telescopic sliding door.

The existing door to the left of the north elevation will be removed and replaced with the newly proposed

shopfront to be finished in Anthracite RAL 7016. The existing door located centrally along the north elevation will be replaced with the newly proposed aluminium automatic telescopic sliding door to be finished in Anthracite RAL 7016. The proposed new shopfront will be designed to match the style and building line of the existing display window and finished in Anthracite.

Additional information on the proposals is available on the proposed plans prepared by Tesco Feasibility Architecture (Drawing No.s 01_OLDH_01A, 03_4708_03A, 02_OLDH_02B, 02_OLDH_02A, 03_4708_03B, 02_OLDH_02C, 02_OLDH_02D).

Installation of Louvres

Planning permission is sought for the installation of 3 no. louvres across the south and west elevations of the building.

Two of the three louvres will be 75mm deep low-pressure loss reverse bladed discharge louvres with bird mesh placed behind them. One will be located on the south elevation and the other on the west elevation. The additional louvre will be a 75mm deep low-pressure loss standard bladed intake louvre with bird mesh placed behind it, located along the south elevation.

Additional information on the proposals is available on the proposed plans prepared by Tesco Feasibility Architecture (Drawing No.s 01_OLDH_01B, 03_OLDH_03C, 02_OLDH_02F, 02_OLDH_02E, 03_OLDH_03D, 03_OLDH_03E, 02_OLDH_02H, 02_OLDH_02G).

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. In this case, the development plan includes Manchester's Core Strategy 2012 – 2027 (2012). Material considerations include the National Planning Policy Framework (NPPF) (July 2021) and relevant supplementary planning documents, such as the Guide to Development in Manchester SPD (2007) and Extant Unitary Development Policies (UDP) (1995).

Core Strategy 2012 – 2017 (2012)

Policy EN1 of the Core Strategy 2012 – 2027 (2012) outlines general design principles for development proposals to adhere to. The policy requires development *“to follow the seven principles of urban design, as identified in national planning guidance ... Opportunities for good design to enhance the overall image of the City should be fully realised.”* Proposals must address *“the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.”*

Policy DM1 of the Core Strategy 2012 – 2027 (2012) sets out further general design guidance, stipulating that that all development should have regard to siting, layout, scale, form and materials. Development should be acceptable with respect to design, appearance and impact on existing character. The impact on amenity, including light and noise should be acceptable. Relevant to the proposals outlined in this covering letter, the 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.*
- *Design for health.”*

Policy CC2 of the Core Strategy 2012 – 2027 (2012) states that *“Proposals for new development will be assessed against relevant design policies in the Manchester LDF and in particular must respect existing built heritage and public realm. Proposals should also be developed in line with Policy CC8 (Change and Renewal) to ensure that development delivers the most attractive and usable shopping environment.”* Policy CC8 states that *“Developments which make significant contributions to the City Centre’s role in terms of employment and retail growth or which improve the accessibility and legibility of the Centre will be supported, subject to the proposal’s impact on key aspects of the City’s heritage and character.”* Policy CC9 states that *“Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments ... New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.”*

Extant Unitary Development Plan Policies

More specifically, a number of the Extant Unitary Development Policies provide increasingly detailed and relevant guidance on shopfront proposals. Policy DC14.1 states that *“In determining applications relating to these premises for shop fronts, security grilles, advertisement signs, canopies and awnings, the Council will seek to ensure that proposals are in keeping with the character of the building and adjoining buildings, of adjoining shopfronts, where appropriate, and of the area within which the premises are located.”* Regarding access, Policy DC14.2 states that *“Shopfronts should allow full access for people whose mobility is impaired. The only exceptions which the Council will normally permit are where the cost is unreasonably high or where there are particularly difficult physical constraints, or where the architectural character of a listed building would be damaged.”*

More generally, Extant Unitary Development Policy DC18.1 covers development proposals within conservation areas, stating that:

- a. *“The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:*
 - i) *the relationship of new structures to neighbouring buildings and spaces;*
 - ii) *the effect of major changes to the appearance of existing buildings;*
 - iii) *the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);*
 - iv) *the effect of signs and advertisements;*

- v) *any further guidance on specific areas which has been approved by the Council.*
- b. *The Council will not normally grant outline planning permission for development within Conservation Areas.*
- c. *Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area.*
- d. *Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.*
- e. *Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas."*

National Planning Policy Framework (2021)

The NPPF is an additional material consideration. It is underpinned by a presumption in favour of sustainable development and in terms of that presumption, Paragraph 11 states that for decision taking this means *'approving development proposals that accord with an up-to-date development plan without delay...'*

Paragraph 81 goes on to advise that *'planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth.'*

Planning Justification

Installation of Shopfront

Design and Heritage Considerations

As noted earlier in this letter, full planning permission is sought for the installation of a new shopfront and a new and new aluminium automatic telescopic sliding door.

In line with Policy DM1 of the Core Strategy 2012 – 2027 (2012) and Policy DC14.1 of the Extant Unitary Development Plan Policies, the new aluminium automatic telescopic sliding door will be located in the same place as the central existing door along the north elevation and will have no measurable effect on the appearance of the building. The new shopfront is considered acceptable given the precedent in the immediate surrounding area and the number of other retail units located in the area. The proposed shopfront proportions are consistent, and the materials used will ensure a high-quality finished effect. Furthermore, in line with Policy DC14.2 of the Extant Unitary Development Plan Policies, it is notable that the proposed new automatic door will significantly improve accessibility to the unit for all persons, including those with disabilities.

It is therefore considered that the proposed works are acceptable and ultimately will not harm the character or appearance of the conservation area, with the proposed new shopfront design modelled to integrate within the existing building form.

Installation of Louvres

As noted earlier in this letter, planning permission is sought for the installation of 3 no. louvres along the south and west elevations of the building. The louvres will provide ventilation for the internal plant room located on the ground floor of the unit.

The louvres will be located on the south and west elevations, thus visible along Luna Street and Henry Street. In line with Extant Unitary Development Policy DC18.1 and Policy DM1 of the Core Strategy 2012 – 2027 (2012), the louvres will therefore not be visible from Oldham Road thus largely hidden from public view. Nevertheless, the louvres will be coloured to integrate with the building's materials and brickwork palette. The primary frontage of the unit will not be affected as all glazing will be retained on the primary frontage. In considering the scale of the wider building the louvre is of comparatively small scale and integrates well into the building as a whole.

In line with local policy, the louvre and its design responds to local character and context and will have no significant adverse impacts on the amenity of occupiers and neighbours. On this basis the proposed louvre is not considered to harm the character or appearance of the Conservation Area.

A Noise Impact Assessment has been undertaken by Noise Solutions Ltd to assess the impact of noise from the plant enclosed by the louvres on surrounding amenity. The report concludes that noise levels from the plant will be acceptable during both the day and night-time periods, with no adverse effect to amenity anticipated, in line with the local noise requirements.

It is therefore considered that the proposed louvres are acceptable both in terms of design and in terms of amenity, in line with policies of the Core Strategy 2012 – 2027 (2012).

Summary and Conclusion

The shopfront and louvre proposals are considered acceptable in design, heritage, and amenity terms and are in line with the Manchester Core Strategy 2012 – 2027 (2012) and the NPPF.

It is therefore concluded that there are no policy grounds for objection to the application proposals and we respectfully request that the applications are granted.

Contents of application to install new shopfront

The following supporting documents have been submitted via the Planning Portal in support of the application:

- The relevant planning application fee;
- The completed application form;
- This covering letter;
- Site Location Plan (Drawing No. 01_OLDH_01A);
- Existing and proposed drawings prepared by Tesco Feasibility Architecture;
 - Existing Elevation (Drawing No. 03_4708_03A);
 - Existing Plan (Drawing No. 02_OLDH_02B);

- Existing Site Plan (Drawing No. 02_OLDH_02A);
- Proposed Elevation (Drawing No. 03_4708_03B);
- Proposed Plan (Drawing No. 02_OLDH_02C).
- Proposed Part Plan (Drawing No. 02_OLDH_02D).

Contents of application to install louvres

The following supporting documents have been submitted via the Planning Portal in support of the application:

- The relevant planning application fee;
- The completed application form;
- This covering letter;
- Site Location Plan (Drawing No. 01_OLDH_01B);
- Existing and proposed drawings prepared by Tesco Feasibility Architecture;
 - Existing Elevation (Drawing No. 03_OLDH_03C);
 - Existing Plan (Drawing No. 02_OLDH_02F);
 - Existing Site Plan (Drawing No. 02_OLDH_02E);
 - Proposed Elevation 1 (Drawing No. 03_OLDH_03D);
 - Proposed Elevation 2 (Drawing No. 03_OLDH_03E);
 - Proposed Part Plan (Drawing No. 02_OLDH_02H); and
 - Proposed Plan (Drawing No. 02_OLDH_02G).
- Noise Impact Assessment prepared by Noise Solution Ltd dated 29th April 2022.

I trust that you have all the information you require to validate this application. If, in the interim, you have any queries please do not hesitate to contact either Matthew Roe (matthew.roe@rokplanning.co.uk) or myself at this office. I look forward to your formal acknowledgement of the application.

Yours faithfully,



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