

Planning

Growth & Development

Delegated officer report for planning application

Application no.	133778/JO/2022
Date registered valid:	16 May 2022
Proposal:	Variation of condition 2 (approved drawings) attached to planning permission 128136/FO/2020 to allow for amendments to the internal layout, reduction in the size of the rear second floor balcony areas, relocation of a bin store to the front of the premises and associated works including removal of the existing access ramp and erection of front boundary wall and railings.
Address:	Didsbury Policy Station, 742-744 Wilmslow Road, Manchester, M20 2AY
Ward(s):	Didsbury West Ward
Applicant:	Wasil Hussain, HUS Property Developments Ltd, 11 Warwick Road, Old Trafford, M16 0QQ
Agent (if any):	Mr Derek Watmough 4mation Architecture Ltd 27 Blythe Avenue, Bramhall, Stockport, SK7 1EU
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	11 July 2022

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Dwellings

Standard consultations:

Printed: 23 May 2022 Expired: 13 June 2022

Neighbour notifications

Printed: 23 May 2022 Expired: 13 June 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/area

This application relates to the vacant 2 storey police station located at 742 Wilmslow Road in the centre of the Didsbury District Centre. To the north of the property stands a three storey high commercial property (retail on the ground floor with offices above) while to the south there is a two storey property which consists of ground floor retail with living accommodation above. To the west of the application site there is an alleyway and beyond that the terraced dwellings of Davenfield Grove. To the east of the property, on the opposite side of Wilmslow Road there are further commercial properties and the Wilmslow Road/Albert Hill Street junction.

Listed building: no

Conservation area: no

Tree Preservation Order: no

Description of development

The applicant is applying to vary condition no. 2 attached to planning permission 128136/FO/2020 to allow for the following:

- a) amendments to the internal layout,
- b) reduction in the size of the rear second floor balcony areas,
- c) relocation of a bin store to the front of the premises,
- d) associated works including removal of the existing access ramp and erection of front boundary wall and railings.

Consultations & Notification Responses

Local Residents – No comments received.

Didsbury Civic Society – No comments received.

Environmental Health – No objection to part of the bin storage being relocated to the front of the property, but each flat will still need a full set of bins. However, the flats that do not have a garden will not need the bin for garden waste, so will only need three 240L bins plus a food caddy. By my calculation that is 20 bins in total, which is what is shown on the plan. If the bins at the front of the property for flats 5 and 6 are the normal size maybe the bin stores could accommodate the three required for these flats rather than having two of their bins at the front and one at the back.

Greater Manchester Police – We would recommend the following:

- Any external bin store should be a secure, lockable and fire resistant enclosure.

Policies

The National Planning Policy Framework (February 2019) – 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.

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 detailed below:

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.

Policy DM1, Development Management – This policy states that all development should have regard to a number of specific issues, the most relevant of which in this instance are:

- 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.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.

- Vehicular access and car parking.
- Effects relating to biodiversity and landscape.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.

Policy C1, *Centre Hierarchy* – District centres have an essential role in providing key services to the City's neighbourhoods including shopping, commercial, leisure, public and community functions, ensuring that residents can access such services easily. They are also a focus for the City's residential neighbourhoods, providing an important opportunity to define local character. Development in these centres should primarily respond to the needs of the catchment and recognise the need to support the vitality and viability of other centres.

Policy C2, *District Centres* – Development will support thriving district centres, with distinct local character, providing a good range of accessible key services, including retail, health facilities, public services, leisure activities and financial and legal services. Housing will also be considered an appropriate use within District Centres, providing it supports the vitality and viability of the centre.

Policy C6 *South Manchester District Centres - Chorlton, Didsbury, Fallowfield, Levenshulme and Withington* – In Didsbury, redevelopment opportunities for new development within and on the edge of the centre will be supported, provided they will enhance the range and quality of retail and dining and complement the overall character of the centre.

Policy H1, *Overall Housing Provision* – This policy states that the proportionate distribution of new housing, and the mix within each area, will depend on a number of factors and goes on to state that new residential development should take account of the need to:

- Contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing Manchester population;
- Reflect the spatial distribution set out above which supports growth on previously developed sites in sustainable locations and which takes account of the availability of developable sites in these areas;
- Contribute to the design principles of Manchester LDF including in environmental terms. The design and density of a scheme should contribute to the character of the local area. All proposals should make provision for appropriate usable amenity space. schemes should make provision for parking cars and bicycles (in line with policy T2) and the need for appropriate sound insulation;
- Prioritise sites which are in close proximity to centres of high frequency public transport routes;
- Be designed to give privacy to both its residents and neighbours.

Policy H6, *South Manchester* – South Manchester will accommodate around 5% of new residential development over the lifetime of the Core Strategy. High density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes. Outside the district centres priorities will be for housing which meets identified shortfalls, including family housing and provision that meets the needs of elderly people, with schemes adding to the stock of affordable housing.

Policy EN 8, *Adaption to Climate Change* – This policy requires that developments are adaptable to climate change in terms of design, layout, siting and function of buildings and external spaces.

Policy EN 16, *Air Quality* – The Council will seek to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes and at Manchester Airport. Developers will be expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself, including from Combined Heat and Power and biomass plant.

Policy EN 19, *Waste* – States that developers will be required to submit a waste management plan to demonstrate how the waste management needs of the end user will be met.

Policy T2, *Accessible areas of opportunity and need* – Seeks to ensure that new development is easily accessible by walking/cycling/public transport; provided with an appropriate level of car parking; and, should have regard to the need for disabled and cycle parking.

Issues

Principle of the Proposal – The proposed amendments are considered acceptable in principle. Notwithstanding this, an assessment of their impact upon residential and visual amenity must be assessed.

Design – The reduction in the size of the rear 2nd floor balcony area is considered acceptable and would not impact upon the overall character of the building or reduce the quality of the overall scheme. The design of the bin store is acceptable and would be located behind the proposed brick and railing boundary treatment, the latter of which would match that already in existence.

The existing access ramp was erected when the building was used as a police station and its design does not complement the character of this Victorian building. Its removal and replacement with an external amenity area is considered acceptable.

Overall, the design of the proposed amendments is considered acceptable.

Accessibility – The access ramp to the front of the site was installed when the building was in use as a police station and was not a requirement of the residential redevelopment. While it was an advantage it should be noted that it only provided level access to the two ground floor flats, the remainder only being accessed via a stairwell off the main entrance hall. Despite its removal level access to the ground floor flats would still be possible via the side and rear alleyways.

Internal Layout – The standards of accommodation would remain acceptable and the size of the proposed flats would still meet the national standards.

Visual Amenity – Given the design of the proposed amendments to the rear balconies and front boundary treatment/bin stores, it is not considered that the proposal would have a detrimental impact upon the levels of visual amenity that currently exist within the vicinity of the site.

Residential Amenity – The proposed amendments would not have a detrimental impact upon levels of privacy or residential amenity enjoyed by the occupants of the adjoining dwellings.

Waste Storage – The bin store for flats 5 and 6 is proposed to be relocated to the front of the property for ease of access. The applicant is proposing to use larger bins for flats 5 and 6 at the front of the property, this would be a shared facility that would ensure that recycling facilities would remain. Accordingly, the levels of waste storage are considered to be acceptable and this has been recognised by Environmental Health.

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 to resolve any problems arising in relation to 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 the original planning permission (128136/FO/2020) on 14 January 2021.

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:

- a) Site and location plans, stamped as received on 28 September 2020
- b) Drawing 01, stamped as received on 28 September 2020
- c) Drawing 11, stamped as received on 28 September 2020
- d) Drawing 12f, stamped as received 16 May 2022
- e) Drawing 13 (sections), stamped as received 8 October 2020
- f) Drawing 13a, stamped as received 12 October 2020
- g) Drawing 14, stamped as received 3 December 2020

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) DISCHARGED UNDER CDN/21/0601 (14/10/21) Prior to the commencement of the new build elements, samples and specifications of all materials to be used on all external elevations of the development shall be submitted to and be approved in writing by the City Council as local planning authority.

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 Manchester Core Strategy.

4) PARTIALLY DISCHARGED UNDER CDN/22/0026 (5/4/22). Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Wilmslow Road shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Upon completion of the development and before first occupation of the residential units, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason - To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance, pursuant to Policy DM1 in the Manchester Core Strategy.

5) DISCHARGED UNDER CDN/21/0601 (14/10/21) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

The scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The approved scheme shall be completed before the premises is occupied.

Upon completion of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to Policy DM1 in the Manchester Core Strategy.

6) The storage and disposal of waste shall be undertaken in accordance with the Waste Management Strategy stamped as received on 3 December 2020 and shall remain in situ whilst the development is in operation.

Reason - In the interests of visual and residential amenity, pursuant to Policy DM1 in the Manchester Core Strategy.

7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order revoking and re-enacting that Order with or without modification) no part of any dwelling shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, 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 C3(a).

Reason - In the exceptional circumstances of a proliferation of HMO's restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policy 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1, H7,H8 and DM1 of the Manchester Core Strategy.

8) The privacy screens at first floor level, as shown on drawing 12c (stamped as received 3 December 2020), shall be installed and remain insitu before the accommodation hereby approved is occupied,

Reason - In the interests of residential amenity, pursuant to Policy DM1 in the Manchester Core Strategy.

9) DISCHARGED UNDER CDN/21/0601 (14/10/21) Prior to the commence of the new build elements details of the measures to be incorporated into the development (or phase thereof) to demonstrate how Secured by Design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

10) The bicycle parking spaces indicated on drawing 12f, stamped as received 16 May 2022, shall be installed and thereafter retained prior to the occupation of the residential accommodation hereby approved.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Manchester Core Strategy.

11) DISCHARGED UNDER CDN/21/0601 (14/10/21) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the City Council as local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

1. the designated route for construction and delivery vehicles
2. the parking of vehicles of site operatives and visitors
3. loading and unloading of plant and materials
4. storage of plant and materials used in constructing the development
5. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
6. wheel washing facilities

7. measures to control the emission of dust and dirt during construction
8. a scheme for recycling/disposing of waste resulting from demolition and construction works
9. hours of working

Reason - In the interest of pedestrian and highway safety and residential amenity, as specified in policies SP1 and DM1 of Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Greater Manchester Police

Didsbury Civic Society

Flat 6, Old Station House, 742 Wilmslow Road, Manchester, M20 2AY

Flat 5, Old Station House, 742 Wilmslow Road, Manchester, M20 2AY

Flat 4, Old Station House, 742 Wilmslow Road, Manchester, M20 2AY

Flat 3, Old Station House, 742 Wilmslow Road, Manchester, M20 2AY

Flat 2, Old Station House, 742 Wilmslow Road, Manchester, M20 2AY

Flat 1, Old Station House, 742 Wilmslow Road, Manchester, M20 2AY

748A Wilmslow Road, Manchester, M20 2DW

20 Davenfield Grove, Manchester, M20 6UA

717A Wilmslow Road, Manchester, M20 6WF

Aguille Search, Second Floor, 736 - 740 Wilmslow Road, Manchester, M20 2DW

PURO SEARCH LIMITED, First Floor, 736 - 740 Wilmslow Road, Manchester, M20 2DW

736 - 740 Wilmslow Road, Manchester, M20 2DW

Flat, 746 Wilmslow Road, Manchester, M20 2DW

Barnardo's, 746 Wilmslow Road, Manchester, M20 2DW

723 Wilmslow Road, Manchester, M20 6WF

721 Wilmslow Road, Manchester, M20 6WF

Basement And Ground Floor, 719 Wilmslow Road, Manchester, M20 0RH

719A Wilmslow Road, Manchester, M20 6WF

Ground Floor, 717 Wilmslow Road, Manchester, M20 0RH

Ground Floor, 715 Wilmslow Road, Manchester, M20 0RH

First Floor And Second Floor, 715 Wilmslow Road, Manchester, M20 6RE

713 Wilmslow Road, Manchester, M20 6RE

715 Wilmslow Road, Manchester, M20 6WF

719 Wilmslow Road, Manchester, M20 6WF

717 Wilmslow Road, Manchester, M20 6WF

16 Davenfield Grove, Manchester, M20 6UA

18 Davenfield Grove, Manchester, M20 6UA

14 Davenfield Grove, Manchester, M20 6UA

12 Davenfield Grove, Manchester, M20 6UA

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 90M

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH