

Application Number	Date of Appln	Committee Date	Ward
099466/FO/2012/N2	19th Jul 2012		Bradford Ward

Proposal Conversion of existing vacant commercial floorspace to form 5 residential units with associated external alterations

Location Block E, 12 Pollard Street, Manchester, M4 7AU,

Applicant Mr Martin Breslin, Express Networks 3, 6 Oldham Road, Manchester, M4 5DE

Description

The Site

The application relates to Block E which forms part of a wider residential complex (Albion Works) accessed via Pollard Street within the Bradford Ward of Manchester. The development of Block E was approved under planning reference 074540/FO/2005/N2 in April 2005. This consent related to the erection of two blocks seven and eight storeys in height comprising a total of 177 residential units and 285 sq metres retail floorspace at the ground floor of block E with associated car parking and landscaping.

The predominant surrounding uses are high density residential properties although some commercial business space is also located within the surrounding residential blocks.

The application

The application relates to the conversion of the ground floor units of Block E into residential accommodation. The ground floor units were originally approved for retail (use class A1) under planning reference 074540/FO/2005/N2 but have been vacant since Block Es residential units were occupied. The current 8 number units are proposed to be converted to 5 number residential units comprising 3 two bedroom and 2 one bedroom apartments, the layouts are indicated as reflecting those on the upper floors of the building. The application information also indicates that the window and door openings and finishes will reflect those used throughout the building.

Access to the apartments would be via the existing ground floor Block E entrance and internal corridor, the application information states that this access is fitted with a security fob operated lock which complies with Secure by Design Standards. The applicant information also states the previous car parking spaces allocated for the retail units would be available to the converted residential units with an additional three spaces available to the wider complex.

An outside amenity area to the front of the residential units is proposed which will be enclosed in a similar manner to the balconies of residential units on the upper floors of the block.

Consultations

Local neighbours were notified of the proposals and a site notice was posted at the site, two responses were received from residents outlining concerns with the proposal, these concerns relate to:

- Ongoing issues with the building in terms of maintenance and management and completion of works and that further development should not be allowed until these issues are resolved;
- Anti-social behaviour and crime problems in the building and wider development, not enough has been done to secure the building properly;
- Concerns with the car parking provision identified on the application proposals in particular that they block a fire escape from the building;
- The provision of disabled access is non-existent and access in general is poor due to maintenance of the existing decked accesses.

Greater Manchester Police (Design For Security) – No objections to the proposal. Due to problems of crime arising at this development it is recommended that a condition regarding the physical security standards of the apartments is placed on any approval. It is recommended that the condition should require all new doors to be certified to BS PAS 24, all new windows to be certified to BS7950 and that all new glazing is laminated.

Environmental Heath – Recommended that conditions are attached to any approval relating to the submission, approval and installation of an acoustic attenuation scheme (glazing and ventilation) for the residential units; and, the submission and approval of a waste management strategy.

East Manchester Regeneration Team – Have no objection to the application proposals.

Policy

Core Strategy

'The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012 and is the key Development Plan Document in the Local Development Framework (LDF). It replaces significant elements of the existing Unitary Development Plan as the document that sets out the long term strategic policies for Manchester's future development, the Core Strategy is to be used as the framework that planning applications will be assessed against.

There are a number of relevant policies within the adopted Core Strategy relevant to the consideration of the current application in summary these are set out below.

Policy SP1 relates to the overarching spatial principles which will guide the strategic development of Manchester to 2027 these include:

- an emphasis on the creation of neighbourhoods of choice;
- providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment;

- the majority of new residential development in these neighbourhoods will be in the Inner Areas, defined by the North Manchester , East Manchester and Central Manchester Regeneration Areas.

The application site is within East Manchester and is for the provision of additional residential units. The proposals are therefore considered to accord with policy SP1.

Policy H1 sets out the overall Housing provision up to 2027 and states 60,000 new dwellings will be provided for in Manchester based upon availability, suitability and achievability of developing capacity sites in Manchester's Strategic Housing Land Availability Assessment.

Policy H 4 sets out the Housing policy for East Manchester. It states that over the lifetime of the Core Strategy, the area will accommodate around 30% of new residential development. Priority will be given to family housing and other high value, high quality development where this can be sustained. High density housing will be permitted within the parts of East Manchester that fall within the Regional Centre which are adjacent to the City Centre and includes New Islington. The application site is identified as being within the New Islington neighbourhood in the East Manchester Strategic Regeneration Framework.

The application is for additional residential units within an area identified as contributing towards the provision of new dwellings in the City. The application proposals therefore accord with policies H1 and H4 of the Core Strategy.

Policy DM1 of the emerging Core Strategy states:

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 and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

As set out within the issues section of this report below, the application proposals are considered to accord with policy DM1 of the Core Strategy.

The National Planning Policy Framework

There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role, contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role, supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and

by creating a high quality built environment, with accessible local services that reflect the communities needs and support its health, social and cultural well-being; and - an environmental role, contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

The NPPF states that where proposed development accords with an up-to-date Local Plan it should be approved. The proposals will create additional residential accommodation within a residential complex, such proposals are indicated as being in accordance with the up to date Core Strategy Development Plan Document and therefore accord with the main principles of the National Planning Policy Framework.

Issues

Principle of Use/Loss of retail floorspace

The submitted application information indicates the ground floor retail units have remained vacant since the completion of Block E in 2006. The applicant also indicates that across the wider complex of the commercial floorspace available only 40% is currently occupied.

Given the location of the retail units within a wider complex which has restricted access and therefore limited passing footfall it is considered that the loss of retail floorspace within this location is acceptable.

The ground floor units are located within a residential block (Block E), the use of the ground floor units for residential accommodation are considered to be compatible with the current block and the wider area which comprises a significant level of residential accommodation. Subject to consideration of the other issues set out in the remainder of this report, the principle of the proposed use in this location is considered acceptable.

The application is for additional residential units within an area identified as contributing towards the provision of new dwellings in the City. The application proposals therefore accord with policies H1 and H4 of the Core Strategy.

Residential Amenity

The proposed use of the vacant ground floor units is not considered to give rise to any unacceptable impacts on residential amenity. The predominant surrounding uses are of a residential nature and the use will not give rise to unacceptable impacts in terms of noise, privacy or loss of light and accord with policy DM1 of the adopted Core Strategy Development Plan Document.

Car Parking

The application information indicates that a car parking space is available for each residential unit. The level of car parking for the wider complex and block E has previously been considered to be acceptable under the original approvals. The

location of Block E is close to the City Centre and the New Islington Metrolink stop is close by to the building. Following comments from existing residents the applicant has amended the layout to ensure that a clear path is provided to the fire exit on the western elevation of the building.

It is considered that the car parking provision available to future occupants of the residential units is acceptable given the location of Block E within a sustainable location.

Security

Responses from residents have raised concerns regarding the security of the proposed residential units and the wider complex. Greater Manchester Police have confirmed they have no objections to the proposals subject to the inclusion of particular security measures to all new doors and windows. The applicant has confirmed that the development will incorporate these measures to ensure the units are secure, a condition for these details to be submitted and agreed prior to installation is recommended to be attached to any approval.

Appearance

The window arrangement for the proposed residential units would replicate that of the properties at the upper floors. The appearance of these is considered to be acceptable and ensure continuity in the overall appearance of Block E.

Other matters

Residents have raised a number of concerns with the management and maintenance of the existing Block and wider residential complex. Whilst it is understood that there may be on going issues with the development these are not matters that would warrant refusal of the current application.

Conclusion

The application proposals will provide for additional residential units within an area of Manchester identified for additional housing supply. The proposals are not considered to give rise to unacceptable impacts on residential amenity and are in full accordance with policies H1, H4 and DM1 of the adopted Core Strategy Development Plan Document.

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 the right to a fair hearing and to this end the Committee 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 Head of Planning 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 of the application 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

Reason for recommendation

Approve on the basis that the proposed residential development in terms of its location, design and layout is acceptable and in accordance with policies H1, H4 and DM1 of the adopted Manchester Core Strategy Development Plan Document and there are no other material reasons to indicate otherwise.

Conditions to be attached to the decision

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 unless otherwise agreed in writing by the City Council as Local Planning Authority:
PL001 Rev A, LY001 Rev C; PL002 Rev A all date stamped as received by the local planning authority on the 31st August 2012.

EL001 date stamped as received by the local planning authority on the 25th May 2012

Design and Access Statement for Block E, Albion Works, Pollard Street, Manchester date stamped as received by the local planning authority on the 25th May 2012.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policy DM1 of the Manchester Core Strategy Development Plan Document.

3) No development shall commence until full details and technical specifications of all new doors, windows and glazing to be installed into the development have been submitted to and approved in writing by the City Council as local planning authority. Such details shall be Secure by Design Standards - BS PAS 24; BS7950; and laminated glazing. The development shall only be carried out in accordance with these approved details, which shall be retained thereafter.

Reason - To reduce the risk of crime pursuant to Policy DM1 of the Manchester Core Strategy Development Plan Document.

4) No development that is hereby approved shall commence unless and until samples and specifications including colouration 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 be constructed only using the approved materials unless otherwise agreed 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 policy DM1 of the Manchester Core Strategy Development Plan Document.

5) Before the development commences an acoustic attenuation scheme including particulars of the acoustic glazing and acoustically treated ventilation to be installed as part of the development shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented in full before use of the residential premises first commences.

Reason - To protect the amenity of the occupants of the premises once the development hereby approved is occupied, pursuant to policy DM1 of the Manchester Core Strategy Development Plan Document.

6) No development shall commence until a scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policy DM1 of the Manchester Core Strategy Development Plan Document.

7) No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before first occupation of the development. Development shall be carried out in accordance with the approved details and shall thereafter be retained.

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 in order to comply with Policy DM1 of the Core Strategy Development Plan Document.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 099466/FO/2012/N2 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester,

national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted/notified on the application:

Environmental Health

New East Manchester

Greater Manchester Police

Flat 1, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 2, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 3, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 4, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 5, Block E, 12 Pollard Street, Manchester, M4 7AU
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Flat 7, Block E, 12 Pollard Street, Manchester, M4 7AU
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Flat 57, Block E, 12 Pollard Street, Manchester, M4 7AU
Unit 2, Block E, 12 Pollard Street, Manchester, M4 7AU
Unit 3, Block E, 12 Pollard Street, Manchester, M4 7AU
Unit 4, Block E, 12 Pollard Street, Manchester, M4 7AU
Unit 5, Block E, 12 Pollard Street, Manchester, M4 7AU
Unit 6, Block E, 12 Pollard Street, Manchester, M4 7AU
Unit 7, Block E, 12 Pollard Street, Manchester, M4 7AU
Unit 8, Block E, 12 Pollard Street, Manchester, M4 7AU
Unit 1, Block E, 12 Pollard Street, Manchester, M4 7AU

Representations were received from the following third parties:

Environmental Health
New East Manchester
Greater Manchester Police

Relevant Contact Officer : Robert Griffin
Telephone number : 0161 234 4527
Email : r.griffin@manchester.gov.uk