

## List No.

<b>Woodhouse Park Ward</b>	<b>Application Number</b> 083403/FO/2007/S2	<b>Date of Appln</b> 5th Jul 2007	<b>Committee Date</b> 22nd Nov 2007
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**Proposal** Erection of part single, part two storey building to form 7 commercial units (A1, A2 and A3) comprising 3,823 sq metres (41,150 sq feet) with office accommodation (B1) above 1,870 sq metres (20,128 sq feet)

**Location** Etrop Way, Wythenshawe, Manchester, M22 5RE,

**Applicant** Redman Heenan Properties Ltd, Chepstow House, Trident Business Park, Daten Avenue, Risley, Warrington, WA3 6BX

**Agent** AEW Architects Century Buildings, St Marys Parsonage, Manchester, M3 2DF

## Description

The application site is a vacant site previously occupied by the Park and Violet Court residential flats prior to their demolition in 2006. The site occupies a prominent position on the corner of Poundswick Lane and Rowlandsway and is considered to be a gateway site into the heart of Wythenshawe Town Centre.

The Town Centre is characterised by a range of retail and commercial uses. To the south of the application site is Wythenshawe Bus Station, and to the west is the Market hall which links in with The Birtles. The centre has also just seen the opening of a new Asda food store following the closure of Coop.

The applicants are seeking planning permission for the comprehensive redevelopment of this vacant site for the erection of part single storey, part two storey building to form 7 commercial units and offices above with associated landscaping and car parking. The building will be modern in design and the material palette will be consistent with the themes coming forward as part of the improvement to the centre.

It is anticipated that two of the larger units will be occupied by larger retailers with the smaller units offering choice to smaller retailers or commercial traders. The offices above will also provide modern accommodation and will help attract new businesses to the centre.

The application site falls within the District Centre of Wythenshawe. In addition, the site is also a key development site in the adopted Wythenshawe Town centre master plan. The redevelopment of the site will provide a gateway development and enhance the attractiveness of the centre by reversing the inward looking nature of the centre and providing clear frontages to Rowlandsway/Poundswick Lane.

## Consultations

Local Residents / Businesses – No comments received.

Head of Engineering –

1. The applicant is to submit a traffic statement addressing the proposed development traffic and its impact on the highway network;

## List No.

2. Sweptpaths analysis of service vehicles is required including all the manoeuvres in/out of the site;
3. The proposed layout is not satisfactory in terms of pedestrian safety. It felt as if too much emphasis has been focussed on the car and providing as many car parking bays as possible with insufficient consideration for safe pedestrian routes to/from the stores. The layout could do with a complete review;
4. A travel plan in conjunction with Transport Policy team is to be submitted.

Wythenshawe Regeneration Team – The scheme has significantly improved, with a two-storey frontage to Poundswick Lane and Rowlandsway. However it is disappointing that the development does not provide a full second storey which was the aspiration of the approved master plan. It would be a missed opportunity should an occupier be identified requiring this scale and type of office accommodation within the Town Centre in the near future.

It will be essential that the building uses high quality materials and given the prominence of the single storey roof when viewed from The Birtles, the design and materials utilised in this element of the building will be critical to its success in creating a landmark building and a sense of place at the end of the main shopping mall.

From the information presented to date the north east corner of the site adjacent to the junction of Rowlandsway and Poundswick Lane is still weak. The design and access statement refers to 'a walled car park and service area' and it would be helpful to be able to comment on these details.

It will be important to understand how the public realm, boundary treatments and landscaping relate to the emerging Public Realm Strategy for the Town Centre and how the new development will relate to and integrate with existing and new developments.

Finally, the opportunity to discuss a potential s.106 agreement is welcomed in order to secure further support for ongoing improvements to the Town Centre.

GMPTE – The application has been the subject of pre-application discussions regarding this application. GMPTE have no outstanding issues with the proposed layout shown on the drawings provided that this is the layout upon which the planning application will be determined.

Greater Manchester Police Architectural Liaison Officer – Support is given to the principle of the proposal subject to the following comments: -

1. The design fails to take into account likely pedestrian movements, particularly from the crossing on Rowlandsway, into the shopping area. The possibility of the creation of desire lines through the landscaping and car park should be addressed by designing footpaths that direct people more directly to the shops without having to walk through the car park;
2. The wall around the service yard offers a good level of security but will create a stark appearance and could be abused by graffiti artists. A low wall with high railings might be a better solution. Alternatively, climbing plants in front of the wall will reduce its impact as well as reducing the ability to deface it;
3. The kiosks and shop units facing the existing market hall is a positive point but could the space be better designed in order to widen the pinch

## **List No.**

- points and draw shop fronts forward so that the space is more inviting and easier to use from both a retailer and a shoppers perspective;
4. It is not clear from the plans how or whether the site will be secured;
  5. Secured by Design standard products should be used to sure the kiosks/units including doors, windows, gates, roller shutters, bollards, lighting and railings.

MEDC Landscape Practice – The site is in a prominent location and the applicant's design statement indicates that it will form part of an important gateway to the commercial area. Therefore the outwood face it provides to Poundswick Land and Rowlandsway is especially important, and in particular emphasis should be made at the junction of these two roads as this is the first impression many people will have of the centre of Wythenshawe. The applicant has located the ramped access to the loading bay and car parking in this key position, which will not convey the inviting impression mentioned in the design statement. The landscape treatment of this area takes on a much greater importance in term of setting the context and providing screening to the more functional elements, and does not appear to be reflected in the submitted plans.

The pedestrian access across the car park need to be emphasised, using appropriate paving treatment and additional tree planting to help define the route.

More trees should be planted within the parking area in order to enhance the amenity of the development.

The applicant should provide details of the proposed 'hard landscape feature' indicated beside the existing market hall. The market currently provides a blank wall to this elevation and it would be desirable to enliven this dull expanse.

The applicant should consider the effect of surface water disposal.

The applicant should indicate how pedestrian circulation will be accommodated in relation to the proposed metrolink along Poundswick Lane.

A soft and landscaping plan should be provided.

In summary, the landscape objectives stated in the applicant's Design Statement will not be met by the proposals indicated on the submitted drawings, and in this respect we cannot support the application in its current form.

Head of Environmental Health – Conditions should be imposed on the application in relate to Noise of external equipment, hours of deliveries and opening hours, refuse and lighting.

## **Issues**

Unitary Development Plan for the City of Manchester (Adopted 1995) - The application site is allocated in the adopted UDP as falling within the District Centre of Wythenshawe to which policies EW1, EW14, EW16 relates. In addition to the site site-specific policies, policies I1.6, I2.1, I3.1, E1.4, E1.5, E1.6, E3.5, S1.2, S2.1 and S2.5 in Part 1 of the UDP and DC10.1, DC10.2, DC10.4, DC12.1, DC12.2 and DC26.1 in Part 2 are also applicable.

**List No.**

Site-specific policies within Part 1 of the UDP, which specifically relate to Wythenshawe District Centre, are policies EW1, EW14 and EW16.

EW1 outlines objectives that new proposals within East Wythenshawe must adhere to. In particular, the role of Wythenshawe Civic Centre must be protected as a major district shopping centre and promote its general modernisation and improvement. Furthermore, the City Council will seek to protect and improve the quality of both the built and open environment.

EW14 states that the Council, in partnership with the private sector, will improve Wythenshawe Civic Centre. This will involve its refurbishment and, possibly, selective demolition and redevelopment.

EW16 states that at Wythenshawe Civic Centre, the Council will permit a wider range of shops and community uses and further commercial developments.

Other policies, which are of relevance in Part 1 of the UDP, are as follows:

Policy I1.6 specifically seeks to encourage the location of new business development on sites where they will contribute to urban regeneration. Particular encouragement will be given to such development on derelict site or underused land in areas of high unemployment. Business use development will normally be allowed:

- a) Within the City's other main shopping and commercial centres and area which are already primarily industrial and office areas.

In order to ensure that all new development is sustainable, policy I2.1 seeks to ensure that new commercial development is fully accessible by all forms of transport and, in particular, is adequately served by the public transport network.

In addition, policy I3.1 states that all new commercial development will be expected to be of a good standard of design and, where appropriate, include suitable landscaping treatment.

The City Council will also consider carefully uses which generate noise. Policy E1.4 states that the City Council will ensure that new development involving high noise levels is not permitted where it would be likely to cause a nuisance to occupiers of nearby properties.

Energy efficiency of new development is also an important material consideration in determining major planning applications. Policy E1.5 and E1.6 states that it is important that new development contribute to wards energy efficiency by:

- a) Ensuring where practicable that new major development is located where it can easily be served by public transport;
- b) Encouraging high standard of energy efficiency in new development.

In addition, building materials used in new development should be environmentally friendly wherever this is possible.

**List No.**

New development should also promote measures which lead to a safer environment for all people living in and using the City. Policy E3.5 outlines measures which include:

- a) Ensuring the layout of new development is designed with safety in mind and does not lead to the creation of isolated areas;
- b) Designing landscaping schemes so as to minimise the risk of attack.

The UDP also outlines specific policies in respect of new shopping facilities. Policy S1.2 states that the Council, in partnership with the private sector, will encourage, where appropriate, the improvement and redevelopment of existing District Centres in order to ensure that they remain the focus for both shopping and full range of community facilities. These centres include Wythenshawe where particular emphasis will be given to improving quality and increasing economic viability.

Furthermore, policy S2.1 states that the Council recognises the importance of good quality local and convenient shopping facilities within easy reach of people's homes and will seek to ensure that facilities are accessible to disabled people. New shops to meet local needs will be encouraged where current provision does not adequately meet requirements.

New shopping development will also be expected to a high standard of design with adequate parking provision and provide a safe and attractive environment for all shoppers (Policy S2.5).

The UDP also provides specific "Development Control" advice for developments such as food and drink premises. As the proposal contains provision for Class 'A3' uses (restaurants and café) the following policies should be considered.

DC10.1 states that in determining planning application for food and drink uses the Council will have regard for the general location, effect on amenity, safe and convenient servicing, storage of refuse and disabled access.

Furthermore, the principle of such development are considered appropriate in shopping centres (Policy DC10.2).

Where proposals are appropriate in principle, conditions may be used to limit the hours of opening and the need to deal satisfactory with noise, fumes, smells, the storage of refuse and the collection of litter (policy DC10.4).

In terms of commercial uses above shopping frontages the Council will have regard to the general location, effect on amenity, safe and convenient servicing, storage of refuse and disabled access (DC12.1).

Again, the principle of such development is acceptable in shopping centres (DC12.2).

The Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. The Council will consider the effect of new development proposals, which are likely to generators of noise and the implications of new development being, exposed to existing noise sources.

**List No.**

Wythenshawe Strategic Regeneration Framework (SRF) – Wythenshawe is identified as a major regeneration area in the SRF. Policy SL1 seeks to ensure that Wythenshawe Town Centre remains a key Manchester shopping location through significantly improving the retail offer and town centre environment.

Policy NC1.2 relates to improving gateway sites into Wythenshawe to make the physical environment easily understandable and to mark and celebrate the entrance into Wythenshawe and important junctions.

Policy NC2.2 states that new landmark buildings and new or improved local centres should be celebrated to create memorable places and improve the 'mind map' of Wythenshawe.

Policy NC3.1 states that good design should be incorporated into every aspect of development in Wythenshawe. Matters which are of particular importance are the character and identity of places, quality of the public realm and easy to understand environments.

Wythenshawe Town Centre Masterplan – The master plan allocates the site for a major retail development which occupies the whole of the site to provide a landmark development on the gateway into the Town Centre.

Guide to Development in Manchester (Adopted April 2007) - Para 11.26 “We will positively promote District Centres as destinations, each with its own unique character and range of services. It will be necessary to ensure that a broad range of local services are retained”

Para 11.27 “ Development proposals will need to help enhance the character and quality of the centres by well-designed shop fronts, signage and security, by providing up to date refuse and waste facilities, and by contributing to the upgrading of the public realm”

Manchester Quantitative Retail Needs Study (GVA Grimley 2006)

GVA Grimley have undertaken a retail capacity study on behalf of the City Council. This was a comprehensive study of the current retail climate in Manchester and provided a robust analysis of the current performance of the City Centre and the District Centres. The report also outlines forecasts of capacity for additional retail floor space up to 2021. The study will assist in developing the future policy surrounding retail development in the Local Development Framework as well as informing major planning applications for retail development.

Wythenshawe forms part of the 'Southern Area' in the report, incorporating the wider Wythenshawe area and Northenden. It is expected that an additional 2,878 sqm in 2009, rising to 3,338 sqm in 2021, of convenience goods and 1,113 sqm, rising to 7,522 sqm in 2021, of comparison goods can be accommodated in the Wythenshawe area. This would suggest that there is sufficient retail capacity to further expand the retail offer in the Wythenshawe area

Planning Policy Statement One - PPS1 sets the overarching planning policies on the delivery of sustainable development through the planning system. In terms of design, the document states: -

## List No.

*“Planning Authorities should plan positively for the achievement of high quality design and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take opportunities available for improving the character and quality of an area and the way it functions, should not be accepted”*

Planning Policy Statement Six ‘Planning for Town Centres’ - The core principles of PPS6 is to promote sustainable and inclusive patterns of development to ensure that town centres have vitality and viability. Growth of existing town centres should be accommodated by more efficient use of land and buildings. Opportunities within existing centres should be identified for sites suitable for development or redevelopment.

Para 2.19 – It is essential that town centres provide a high quality and safe environment if they are to remain attractive and competitive.

Principle - The regeneration of Wythenshawe Town Centre is a key objective of the masterplan. Increasing the overall retail offer and improving the environmental quality of the area will help improve the vitality and viability of the centre in line with Policy EW1 and PPS6. In addition, new office development should be encouraged to help attract new business and trade to the centre in line with policy I1.6.

The application site is currently a vacant piece of land which was previously occupied by the Park and Violet Court residential flats. The buildings were demolished in 2006 following the purchase of the site, by the applicant, from Willow Park Housing Trust.

The site falls within the District Centre as defined on the Proposals Map in the UDP. In addition, the site is identified as a key development opportunity in the Wythenshawe masterplan for a mixed-use retail scheme. Within the master plan, the redevelopment of the site will create a landmark building, covering the entire site, on the corner of Poundswick Lane/Rowlandsway.

However, the proposal being considered does not provide full site coverage, instead it sees a building sited to have the optimum relationship with the centre and has presence through the creation of scale and height. The proposal will provide much needed modern retail and office floorspace which in turn will help attract new businesses to the Centre. In addition, it is considered that the design and scale of the building provides the landmark building prescribed by the master plan and SRF. As such, the principle of the sites redevelopment for retail and offices is appropriate.

The application has also been assessed to determine whether the proposal satisfies the requirements of Planning Policy Statement 6. In addition, consideration has been given to the design and appearance of the new building and the impact on the surrounding visual amenity of the Town Centre. Other matters which also require consideration, include whether the public realm, landscaping, boundary treatment, highway & car parking and sustainability issue have been fully considered as part of the proposal. The report will also outline measures which will be considered in the Section 106 Agreement which will be attached should planning permission be granted.

## **List No.**

Need – PPS6 states that it is not necessary to demonstrate need for retail proposals located within town centres (Para 3.8). However, the applicants have provided a retail assessment with their planning application. Taking into account the objectives of PPS6 in terms of creating sustainable developments which add to the vitality and viability of centres, the planning application has been assessed in accordance with those objectives.

At present, Wythenshawe District Centre, despite its size, ranks relatively low in the shopping hierarchy in terms of the attractiveness of its comparison and convenience offer. Whilst the opening of the new Asda store has bolstered the retail offer, there is a lack of new, modern retailing facilities, of varying sizes, to help attract new end users to the centre.

Furthermore, there is considerable leakage to out-of-centre sites such as Baguley, due to the weaknesses in the overall retail offer, which not only creates unsustainable travel patterns but also take much needed expenditure away from Wythenshawe town centre. In order to prevent the convenience leakage to the out-of-centre sites, the GVA Grimely report states that Wythenshawe in general could support up to 2,878 sqm in floorspace in 2009. This rises to 2,514 sqm by 2011, 2878 sqm by 2016 and 3,338 sqmm by 2021. In terms of comparison goods, Wythenshawe can support 1,113 sqm by 2009, 1,846 sqm 2011, 4,182 sqm by 2016 and in 2021 7,522 sqm.

The proposal will see the creation of 3,823 sqm of retail floorspace in total and 1,870 sqm of office floorspace. There will be two large retail units created of 1,396 sqm and 1,064 sqm and 5 smaller units of vary sizes. The units have the potential to be occupied by class A1, A2 and A3, however, it is anticipated that a large convenience retailer and a large comparison retailer will occupy the larger units. The scale of the larger units proposed are considered to be of an appropriate scale, are directly related to the role and function of the District Centre and are consistent with the capacity prescribed by the GVA Grimely report. In addition, the sites District Centre location will help attract additional shoppers to the centre and recoup the lost expenditure from the out-of-centre sites.

It is not considered that the proposal will impact negatively on the existing centre. In fact, the proposal will assist in the wider regeneration of the centre and will help claw back some of the retail leakage. By having up-to-date facilities will help to improve the vitality and viability of the shopping offer and will improve the appearance of the local environment through physical regeneration improvements.

It should also be noted that the proposal is in a highly accessible location being sited next to Wythenshawe Bus Station which increases the opportunity for shoppers to pass through the site as they enter the core of the centre.

Siting of the building – Wythenshawe District Centre is a 1960s designed centre with an inward looking retail and commercial core. With the application situated at the bottom of The Birtles its re-development provides the ideal opportunity to provide a landmark building on the corner of Poundswick Lane and Rowlandsway in line with policy NC2.2 of the SRF.

The building has been sited to provide a key frontage at the north side of the site (fronting onto Poundswick Lane). The glazed and brick frontage to the road



## **List No.**

will provide interest and presence which was lacking when the residential flats occupied the site.

Although the building is set back from the corner of Rowlandsway/Poundswick Lane, which is not what was envisaged by the masterplan, it is not considered that this is inappropriate due to the scale that has been created by the development, while the car parking at that location is key in commercial terms to the viability of the retail units.

The positioning of the building also provides the opportunity for active frontages on all the elevations, particularly next to the market hall and the entrance up to The Birtles. This is a key design feature and will help draw pedestrians into the heart of the centre from the application site and up The Birtles to the other retail and commercial premises.

Design and appearance – Policy S2.5 of the UDP and NC3 of the SRF requires that new developments in the town centre must be of a high quality design.

At present, the character and style of the centre is predominately 1960's architecture, with the common material being red brick work and grey concrete on simply designed buildings.

The proposal has used the simple design concept and built upon that to create a building that provides a modern design with clear architectural features. The two-storey height has allowed bold expressions to be created through the use of broad masonry piers and deep reveals. These features are consistent through the design of the building which helps create a sense of rhythm and prominence to the frontages.

There will also be a mono-pitched roof created with generous overhangs which further enhance the rhythm of the pier system. Within the piers are large sections of glazing which will provide transparency at street level and will contrast with the brick work.

In terms of the materials used, the building will predominately be made out of architectural split face masonry which is consistent with the material which has been used on the outer face of the new Asda store at the top of 'The Birtles'. There will also be cladding panels below the roof level. Recessed panels of polished architectural masonry are proposed in locations where windows are not required. This again will provide contrast with the different textured materials used in the building.

The application has, however, been conditioned so that the final materials and their colours can be determined to the satisfaction of the City Council.

Scale and mass – The scheme that was originally submitted to the City Council was for a part single, part two-storey building. Given the fact that the building did not occupy the entire site, as envisaged by the masterplan, it was considered that the building should have presence and scale given its gateway location. As such, a two-storey building should be accommodated on the site.

Given the lack of a wholly two-storey building of an appropriate scale, there were concerns about the proposal initially.

## List No.

The applicants were therefore asked to revise the proposals and provide a full two-storey building. Revised elevations have been received which show a two-storey building with mono-pitched roofs and a small element of single storey, where the new building meets the market hall.

This single storey element is well designed and is not considered to detract from the appearance of the building. It will not be visible from the important elevations such as Rowlandsway or Poundswick Lane where there is full two storey elevations.

The scale and massing of the building is now considered to be appropriate and is now in line with the objectives of the masterplan and the SRF which seeks to create landmark building with stature and presence.

### Highway, accessibility and car parking-

- a) Highway – The access into the site will be taken off Rowlandsway. This access will bring the traffic directly into the car parking area in front of the building. The servicing of the retail units will also be taken from this access. The Head of Engineering Services has expressed concern about the internal movement within the site. In addition, it is considered that too much emphasis has been put on the car and not pedestrian movements. The applicants were asked to address these issues, however, the revised layout submitted was still not to the satisfaction of the Head of Engineering Services. Furthermore, there has been no traffic information submitted which details the impact of the development on the highway network. As such, the application has been minded to approve subject to a satisfactory layout and data being received which satisfies these concerns.
- b) Car Parking – There will be 61 car parking spaces (including 4 disabled spaces) provided at the application site. As has already been indicated the Head of Engineering Services requires a review of the car parking layout prior to the application being approved.
- c) Travel Plan - As the site is within the district centre, it is considered that there are other available car parking facilities and public transport facilities available for people travelling to Wythenshawe Town centre. However, given the level of office accommodation created on the upper floor, coupled with the retail units, it is considered that there is insufficient car parking for both the retail and office elements. As such, alternative methods need to be explored by the applicant to encourage alternative modes of travel to the site rather than the private car. The application has been conditioned accordingly.

Landscaping and public realm – Policy NC3.1 states that identity and character of places and spaces is not just about buildings but also the quality of the public realm and improvements to the local environment. Public realm improvements are therefore paramount to this site particularly given that there is a car parking holding the corner of Poundswick Lane/Rowlandsway rather than a building. As such, it is essential that views across the car park are obscured by interesting and bold public realm improvements to ensure an inviting impression is created for this gateway site into the town centre. It is also important that the transition between the site and the rest of the centre is treated with the appropriate materials.

## **List No.**

The application provides limited details of landscaping and public realm improvements around the new building. However, the applicant's design and access statement also outlines a series of objectives for the site.

The lack of detail means that the proposal does not create a holistic landmark development prescribed by the master plan and the SRF. This is a view shared by MEDC Landscape Practice and Wythenshawe Regeneration Team who both feel that the proposal does not meet the objectives of their supporting statement or the City Council's objective's in the Guide to Development in Manchester and the SRF.

The applicants have been asked to submit revised details to overcome the concerns. No details have been received to date. As such, the application is only minded to approve subject to the receipt of details indicating an appropriate landscaping and public realm proposals.

Environmental and sustainability considerations – The UDP and the Guide to Development in Manchester SPD requires that applicants consider the environmental credentials of their developments.

The proposed building will be of a modern construction. As such, the applicants have been requested to submit a Pre-Assessment Building Research Establishment Environmental Assessment Method (BREEAM) Report with their applicant. These details have yet to be received. As such, in order to ascertain whether the proposal satisfies the environmental objections of the City Council the application has been conditioned so that the Pre-Assessment is submitted as well as post construction review certificate when the development is complete.

Designing out crime- GMP's architectural liaison officer has raised specific concerns regarding the movement within the site. It is considered that the layout is still inadequate and will be addressed through the alterations to the layout to satisfy the Head of Engineering Services and MEDC Landscape Practice.

Section 106 – The applicant has been requested to enter into a Section 106 agreement to mitigate the impact of car parking demand at the site. In addition, the agreement will also address the longer-term impacts of future development at the centre. Discussions are still ongoing in respect of this matter and the application is minded to approve subject to the signing of this agreement.

Conclusion - the proposal will, in the Head of Planning's view, bring about the redevelopment of an important gateway site into Wythenshawe Town Centre. The proposal provides the opportunity to create a landmark building that will help to revise the attractiveness and appearance of the town centre and reduce the inward looking appearance of the town centre. In addition, the new building provides the opportunity to provide a contemporary design to contrast with the 1960s façade of the original centre.

However, given the importance of the site, the proposal for the public realm and landscaping lack detail and concept to lift the building and place it within an appropriate context.

Whilst the proposal presented to the committee is to a degree, in the Head of Planning's view, premature in the fact that there has been no agreement over

## **List No.**

public realm/landscaping, car parking layout, highway and transport issues and Section 106, the applicants are keen to move matters forward for an on site start in late January 2008. The application is therefore minded to approve subject to these matters being successfully resolved and, if members agree, to be delegated to the Head of Planning for final approval. This approval would have the advantage of ensuring the site is vacant for the shortest period necessary and still achieve the Councils' objectives for the centre.

**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 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. He believes that any restriction on these rights posed by the approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and country Planning Acts.

## **Recommendation MINDED TO APPROVE**

subject to the resolution of the issues relating to public realm/landscaping, site layout, highways/traffic issues and Section 106 in relation to car parking and highway improvements.

### Reason for recommendation

The application is for the redevelopment of a vacant site in the heart of Wythenshawe Town Centre. The proposal is a key regeneration development in the Wythenshawe Town Centre master plan and will assist in the continued growth and change of the centre. The building is of an appropriate design for the gateway site and is of a sufficient scale to provide presence. There will also be public realm measures in place which will assist in setting in the building in its context.

The proposal accords with the Council's UDP in particular policies EW1, EW14, EW16, I1.6, I2.1, I3.1, E1.4, E1.5, E1.6, E3.5, S1.2, S2.5, DC10.1, DC10.2, DC10.4, DC12.1, DC12.2, DC26.1 and there are no material considerations of sufficient weight to indicate otherwise.

## **Conditions and/or Reasons**

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

**List No.**

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: \_\_\_\_\_

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy H2.2 of the Manchester Unitary Development Plan.

3) No development that is hereby approved shall commence unless and until samples and specifications 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 H2.2 of the Unitary Development Plan for the City of Manchester.

4) The hard and soft landscaping scheme approved by the City Council as local planning authority shown on drawing ref \*\*\*\*, shall be implemented not later than 12 months from the date of commencement of works. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policy H2.2 of the Unitary Development Plan for the City of Manchester.

5) 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 (particularly the wall to the service yard). The boundary treatment shall be completed before the occupation of the building;. 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 Policies H2.2, E3.3 and E3.5 of the Unitary Development Plan for the City of Manchester.

6) The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the building hereby approved being occupied. The car park shall then be available at all times whilst the site is occupied.

**List No.**

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with Policies H2.2 and T2.6 of the Unitary Development Plan for the City of Manchester.

7) The development hereby approved shall include a building lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn, or as may be otherwise agreed in writing by the City Council as local planning authority. Full details of such a scheme shall be submitted to and approved in writing by the local planning authority before the development commences. The approved scheme shall be implemented in full before the development is first occupied unless otherwise agreed in writing by the local planning authority and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of government guidance in Planning Policy Statement 1 and Policies H2.2, E3.3 and E3.5 of the Unitary Development Plan for the City of Manchester.

8) No goods, stalls or any other obstruction shall be stood, suspended or otherwise placed within one metre of the highway.

Reason - To safeguard the unobstructed passage of pedestrians along the adjacent public highway, in accordance with policies E3.6, E3.7, S2.5 and DC14 of the Unitary Development Plan for the City of Manchester and the Guide to Development in Manchester Supplementary Planning Document and planning guidance (adopted April 2007).

9) The forecourt of the premises shall not be used for any trade or business purposes.

Reason - In the interests of the appearance of the locality and to safeguard the unobstructed passage of pedestrians along the adjacent public highway, in accordance with policies E3.6, E3.7, S2.5 and DC14 of the Unitary Development Plan for the City of Manchester and the Guide to Development in Manchester Supplementary Planning Document and planning guidance (adopted April 2007).

10) Before development commences a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with Policy H2.2; of the Unitary Development Plan for the City of Manchester.

11) Before first occupation of the development the building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme 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 equipment.

**List No.**

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy H2.2 of the Manchester Unitary Development Plan.

12) Deliveries, servicing and collections, including waste collection shall not take place outside the following hours:

Monday to Saturday : - 07:30 to 20:00

No deliveries/waste collections on Sundays/Bank Holidays

Reason - To safeguard the amenities of nearby accommodation pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester (Adopted 1995).

13) Prior to the occupation of the retail and office units hereby approved, details regarding the proposed opening hours of the units shall be submitted in writing to the City Council, as Local Planning Authority, in order to determine the permitted opening hours of the premises.

Reason - In the interests of amenity and public safety pursuant to policy DC26.4 of the Unitary Development Plan for the City of Manchester (Adopted 1995).

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

Please see [www.manchester.gov.uk/opservices/rubbish/developers.htm](http://www.manchester.gov.uk/opservices/rubbish/developers.htm) for more information.  
on.

Reason - In the interests of amenity and public health pursuant to the guidance contained within the Guide to Development in Manchester (Adopted April 2007).

15) No development shall commence until a pre-assessment Building Research Establishment Environmental Assessment Method (BREEAM) report is submitted to the City Council as Local Planning Authority. The pre-assessment shall achieve a 'very good' or 'excellent' rating unless otherwise agreed in writing with the City Council as Local Planning Authority. The development, once constructed, must also achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'very good' or 'excellent' unless otherwise agreed in writing with the City Council as Local Planning Authority. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before any of the buildings hereby approved are first occupied.

Reason - In order to minimise the environmental impact of the development pursuant to policies E1.5 and E1.6 in the Unitary Development Plan for the City of Manchester, policies ER13 and DP3 of Regional Planning Guidance for the North West (RPG13) and the principles contained within The Guide to Development in Manchester 2 SPD and Planning Policy Statement 1.

**List No.**

16) The details of an emergency telephone contact number for the contractor and the owners of the site; shall be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To prevent detrimental impact on the amenity of nearby residents and in the interests of local amenity in order to comply with Policy H2.2 of the Unitary Development Plan for the City of Manchester.

17) The development shall not be occupied unless accreditation, confirming achievement of the Secured by Design standards in respect of the development has been issued by Greater Manchester Police, unless otherwise agreed in writing by City Council as local planning authority.

Reason - To reduce the risk of crime pursuant to Policy E3.5 of the Unitary Development Plan of the City of Manchester and to reflect the guidance contained in Planning Policy Statement "Delivering Sustainable Development".

18) Details of a Travel Plan with the objective of reducing the dependency of the private car for the office occupiers and the retail units; and including particulars of its implementation and monitoring of effectiveness and how measures to improve effectiveness shall be submitted to and approved in writing by the City Council as local planning authority before the occupation of the units and the approved travel plan implemented accordingly; For so long as the use is in operation the local planning authority shall be provided with such information as specified in the Travel Plan and all measures that are identified that can improve the effectiveness of the Travel Plan shall be adopted and implemented within a timescale agreed in writing by the local planning authority.

Reason - To reduce the dependency on the private car to the site and the promotion of other travel methods, pursuant to policy \_ of the Unitary Development Plan for the City of Manchester (Adopted 1995).

19) The wheels of contractors vehicles leaving the site shall be cleaned and the access roads leading to the site swept daily in accordance with a management scheme submitted to and approved in writing by the City Council as local planning authority prior to any works commencing on site.

Reason - In the interest of pedestrian and highway safety, as specified in policy H2.2; of the Unitary Development Plan for the City of Manchester.

20) No development shall commence until a public realm scheme, for the area hatched on drawing number B2777-20 REV P stamped as received by the Local Planning Authority on the 25th October 2007, has been submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented no later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the works being completed, any part of the scheme is destroyed or removed or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, the scheme must be made good, unless otherwise agreed in writing by the City Council as Local Planning Authority.



**List No.**

Reason - To ensure that a satisfactory public realm scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policy E3.5 and EW14; of the Unitary Development Plan for the City of Manchester (Adopted 1995), the Guide to Development in Manchester (Adopted April 2007), The Strategic Regeneration Framework for Wythenshawe and the Wythenshawe Town Centre Master plan.

21) Any roller shutters or security grilles that shall be fitted to the new shop fronts shall be of an open grille construction, with the housing for the mechanism recessed behind the plane of the wall where the mechanism is to be located and be colour-coated in accordance with a scheme to be agreed in writing with the City Council as local planning authority before they are in place.

Reason

In the interests of visual amenity pursuant to policy EW14 of the Unitary Development Plan for the City of Manchester (Adopted 1995).

**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: 083403/FO/2007/S2 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:**

Walkers Key Cutting & Shoe Repairs, 3 Hale Top, Manchester, M22 5RN  
Argos Ltd, 23 Hale Top, Manchester, M22 5RN  
Warmseys, 21 Hale Top, Manchester, M22 5RN  
Wythenshawe Credit Union, Alderman Gatley House, Hale Top, Manchester, M22 5RQ  
Fone Hive, 11 Hale Top, Manchester, M22 5RN  
Tote Bookmakers, 15 Hale Top, Manchester, M22 5RN  
Wilshers, 9 Hale Top, Manchester, M22 5RN  
Iceland Foods Plc, 34 The Birtles, Manchester, M22 5RF  
Peacocks Stores Ltd, 36 The Birtles, Manchester, M22 5RF  
Halifax Plc, 2 Hale Top, Manchester, M22 5RN  
Shipleys Gaming Centre, 6 Hale Top, Manchester, M22 5RN  
Brighthouse, 8 Hale Top, Manchester, M22 5RN  
Lloyds Pharmacy, 10 Hale Top, Manchester, M22 5RN  
Hampsons, 6 Hale Top, Manchester, M22 5RN  
Labels For Less, 14 Hale Top, Manchester, M22 5RN  
Thomsons, 16 Hale Top, Manchester, M22 5RN  
Albemarle & Bond Pawnbrokers Ltd, 1 Hale Top, Manchester, M22 5RN  
Kal Sports Ltd, 5 Hale Top, Manchester, M22 5RN  
Balls Shoes, 21 The Birtles, Manchester, M22 5RF  
Bon Marche, 23 The Birtles, Manchester, M22 5RF  
Bewise Ltd, 25 The Birtles, Manchester, M22 5RF  
Mancunian Community Health N H S Trust, Woodhouse Park Clinic, Simonsway, Manchester, M22 1AA  
Renold Plc, Renold House, Styal Road, Manchester, M22 5WL  
Lloyds Tsb Bank Plc, Hale Top, Manchester, M22 5TS

**List No.**

Oriental Foods, 4 Hale Top, Manchester, M22 5RN  
Gala Clubs, Rowlandsway, Manchester, M22 5RG  
273 - 275 Woodfield, Manchester, M22 5TB  
Tranthers Solicitors, Alderman Gatley House, Hale Top, Manchester, M22 5RW  
Superdrug Stores Plc, 19 The Birtles, Manchester, M22 5RF  
Halifax Plc, Unit A, Hale Top, Manchester, M22 5RB  
Redman Heenan Properties Ltd, Alderman Gatley House, Hale Top, Manchester, M22 5RQ  
Giggs & Binns Ltd, 7 Hale Top, Manchester, M22 5RN  
Wythenshawe Partnership, Alpha House, Rowlandsway, Manchester, M22 5RG  
Wythenshawe F M, Alderman Gatley House, Hale Top, Manchester, M22 5RQ  
Stockmarket, 21 The Birtles, Manchester, M22 5RF  
Donovans Fashion & Footwear, 4 Hale Top, Manchester, M22 5RN  
Boots The Chemists Ltd, 25 Hale Top, Manchester, M22 5RN  
Jennings Opticians, 7 Hale Top, Manchester, M22 5RN  
Jemline Security, Delta House, Wavell Road, Manchester, M22 5QZ  
Tsb, Centron House, Wavell Road, Manchester, M22 5QZ  
Dental Surgery, Alderman Downward House, The Birtles, Manchester, M22 5RF  
Manchester Drug Service South, Alderman Downward House, The Birtles, Manchester, M22 5RF  
New Start Trust, Alderman Downward House, The Birtles, Manchester, M22 5RF  
Fast Tan, 14 Rowlandsway, Manchester, M22 5RG  
Standguide, Alderman Downward House, The Birtles, Manchester, M22 5RF  
Ymca, Hale Top House, Hale Top, Manchester, M22 5SD  
14 Wynyard Road, Manchester, M22 9PS  
12 Ryeburn Avenue, Manchester, M22 9SR  
Specsavers Opticians, 17 The Birtles, Manchester, M22 5SA  
Mcdonalds Restaurants Ltd, Rowlandsway, Manchester, M22 5RG  
Oxfam, Market Place, Manchester, M22 5RD  
Wythenshawe Indoor Market, Market Place, Manchester, M22 5RD  
Wythenshawe Retail Market, Market Place, Manchester, M22 5RD  
Beach Bodies, Market Place, Manchester, M22 5RD  
Civic Plaice, Market Place, Manchester, M22 5RD  
Wolstenholmes Solicitors, Alderman Downward House, The Birtles, Manchester, M22 5RF  
Everything A Pound, 32 The Birtles, Manchester, M22 5RF  
Shoefayre Ltd, 5 The Birtles, Manchester, M22 5RF  
15 The Birtles, Manchester, M22 5RF  
Ethel Austin Ltd, 9 The Birtles, Manchester, M22 5RF  
Age Concern, 10 The Birtles, Manchester, M22 5RF  
Rosebys, 12 The Birtles, Manchester, M22 5RF  
Super Cigs, 14 The Birtles, Manchester, M22 5RF  
Done Bros (cash Betting) Ltd, 16 The Birtles, Manchester, M22 5RF  
Card Warehouse, 20 The Birtles, Manchester, M22 5RF  
Cash Generator, 22 The Birtles, Manchester, M22 5RF  
Samz Cafe, 26 The Birtles, Manchester, M22 5RF  
Supadeals, 28 The Birtles, Manchester, M22 5RF  
Select, 30 The Birtles, Manchester, M22 5RF  
Greggs, 7 The Birtles, Manchester, M22 5RF  
Farmfoods Ltd, 1 The Birtles, Manchester, M22 5RF  
Lloyds Tsb Bank Plc, Brotherton House, Rowlandsway, Manchester, M22 5SQ  
Manchester City Council, Education Welfare Service, Hale Top House, Hale Top, Manchester, M22 5SD

**List No.**

Flats 1 - 87, Birch Tree Court, Rowlandsway, Manchester, M22 5RY  
Marlans Cooked Meats, Indoor Market Hall, Market Place, Manchester, M22 5RD  
E & M Whelan, Indoor Market Hall, Market Place, Manchester, M22 5RD  
K F Meats, Indoor Market Hall, Market Place, Manchester, M22 5RD  
John D Hardware, Indoor Market Hall, Market Place, Manchester, M22 5RD  
Tittertons, Indoor Market Hall, Market Place, Manchester, M22 5RD  
The Corner Deli, Indoor Market Hall, Market Place, Manchester, M22 5RD  
Lawrence Lace, Indoor Market Hall, Market Place, Manchester, M22 5RD  
Burning Desires, Indoor Market Hall, Market Place, Manchester, M22 5RD  
Utopia Clothes, Hale Top, Manchester, M22 5SD  
Flats 1 - 10, Hale Top House 6a, Hale Top, Manchester, M22 5RP  
Children Families & Social Care, 8 The Birtles, Manchester, M22 5RE  
18 The Birtles, Manchester, M22 5RF  
P D S A, 3 The Birtles, Manchester, M22 5RF  
Gresty Nursery School, Ashurst Road, Manchester, M22 5AU  
The Forum Centre, Forum Square, Manchester, M22 5RX  
265 - 271 Woodfield, Manchester, M22 5TB  
Poundland, 11 The Birtles, Manchester, M22 5RF  
Manchester City Council, Cedars Centre, Poundswick Lane, Manchester, M22 9HH  
166 - 176 Gladeside Road, Manchester, M22 9GS  
182 - 204 Broadoak Road, Manchester, M22 9PG  
161 - 211 Broadoak Road, Manchester, M22 9PP  
36 - 44 Poundswick Lane, Manchester, M22 9PQ  
1 - 24 Felton Avenue, Manchester, M22 9PR  
1 - 37 Wynyard Road, Manchester, M22 9PS  
109 - 125 Gladeside Road, Manchester, M22 9QS  
25 - 43 Kenninghall Road, Manchester, M22 9SN  
1 - 16 Ryeburn Avenue, Manchester, M22 9SR  
2 - 43 Musgrave Road, Manchester, M22 9SS  
1 - 23 Longmere Avenue, Manchester, M22 9ST  
20 - 34 Poundswick Lane, Manchester, M22 9SU  
1 - 63 Cedars Road, Manchester, M22 9SY  
10 - 16 Poundswick Lane, Manchester, M22 9TA  
111a, Gladeside Road, Manchester, M22 9QS  
123a, Gladeside Road, Manchester, M22 9QS  
Brownwood Hall, Woodhouse Lane, Manchester, M22 9TF  
1 Brownley Green Cottage, Woodhouse Lane, Manchester, M22 9TF  
The Royal British Legion, Woodhouse Lane, Manchester, M22 9TF  
1 - 4 Askern Avenue, Manchester, M22 9LG  
168 - 180 Broadoak Road, Manchester, M22 9LR  
Silver Birch, Poundswick Lane, Manchester, M22 9PQ  
Poundswick Dentists, 18 Poundswick Lane, Manchester, M22 9TD  
Co-operative Superstore, 1 Swan Walk, Manchester, M22 5JZ  
United Norwest Co-operatives Ltd, Co-operative House, The Birtles, Manchester, M22 5UN  
Choices Video, 14a, Rowlandsway, Manchester, M22 5RG  
The Spice Mahal Restaurant, Rowlandsway, Manchester, M22 5RG  
Civic Blinds, Market Place, Manchester, M22 5RD  
Wythenshawe Regeneration Team, Alderman Downward House, The Birtles, Manchester, M22 5RF  
Incert Ltd, Alderman Downward House, The Birtles, Manchester, M22 5RF  
Tony Walsh Associates Ltd, Alderman Downward House, The Birtles, Manchester, M22 5RF

**List No.**

Paul Goggins Mp, Alderman Downward House, The Birtles, Manchester, M22 5RF  
The Card Factory, 24 The Birtles, Manchester, M22 5RF  
Connexions, The Focus, Rowlandsway, Manchester, M22 5BQ  
1 – 5 Sandycroft Avenue, Manchester, M22 9AL  
All Computers, 4 The Birtles, Manchester, M22 5RE  
Wiltshire Meats, Indoor Market Hall, Market Place, Manchester, M22 5RD  
Ancills Jewellery, Indoor Market Hall, Market Place, Manchester, M22 5RD  
Fresh Fish, Indoor Market Hall, Market Place, Manchester, M22 5RD  
Poundstall, Indoor Market Hall, Market Place, Manchester, M22 5RD  
Direct Fish, Indoor Market Hall, Market Place, Manchester, M22 5RD  
Royles Meats, Indoor Market Hall, Market Place, Manchester, M22 5RD  
Civic Veg Store, Indoor Market Hall, Market Place, Manchester, M22 5RD  
Textiles Direct, 17 The Birtles, Manchester, M22 5RF  
205e, Woodhouse Lane, Manchester, M22 9TE  
K F C, Rowlandsway, Manchester, M22 5RG  
Ymca, Alderman Downward House, The Birtles, Manchester, M22 5RF  
Asda Stores Ltd, Alderman Downward House, The Birtles, Manchester, M22 5RF  
Singletons, Indoor Market Hall, Market Place, Manchester, M22 5RD  
Greater Manchester Transport, Wythenshawe Bus Station, Rowlandsway, Manchester, M22 5RG  
Homefair Blinds North West Ltd, 6 The Birtles, Manchester, M22 5RE  
Oxfam, 10 The Birtles, Manchester, M22 5RE  
Beach Bodies, 2 The Birtles, Manchester, M22 5RE

**Representations were received from the following third parties:**

Chief Executive's Landscape Practice Group  
Engineering Services  
Environmental Health  
Wythenshawe Regeneration Team  
GMPTE  
Greater Manchester Police  
Manchester Market  
Steve Hobson, Crime Reduction Officer

**Relevant Contact Officer :** Jennifer Atkinson  
**Telephone number :** 0161 234 4517  
**Email :** j.atkinson@manchester.gov.uk