

Ward: Whitefield + Unsworth - Pilkington Park

Item 3

Applicant: Greater Manchester Police

Location: Whitefield Police Station, Bury New Road, Whitefield, Manchester, M45 8QN

Proposal: Siting of a single storey permanent Portakabin at rear to be used as a Tactical Taser Training Room; 2 no. car wash screens at rear

Application Ref: 69345/Full

Target Date: 18/04/2023

Recommendation: Approve with Conditions

Description

The proposal relates to the rear service area at Whitefield Police Station, Bury New Road which is located outside of and immediately adjacent to the eastern boundary of the All Saints Conservation Area, Whitefield. Access is gained off Salisbury Street which leads into a car park at the front, or into the barrier-controlled car park for employees only at the rear. The site is bounded by residential properties to the north and west on Bury New Road, to the south on Morley Street and to the east on Nuttall Avenue, where the roof of these houses are just visible over the wall which forms the boundary car park.

The proposal is for a portable building (Portakabin) within the rear service yard area (not upon a designated parking space). It would measure 10m long x 4.186m wide x 2.96m high above ground level. It would be positioned close to the rear of the building around 11m from the rear boundary to neighbouring rear gardens to the east. It would be used in association with Tactical Taser Training that presently takes place at the site, to be used as a meeting room to assess and observe taser training that takes place within the existing rear wing of the building.

The proposal also includes the installation of two 6m long x 2.1m high car wash screens adjacent to the final bay of the rear wing, with the area to be enclosed to be used for washing vehicles.

The supporting statement confirms that Greater Manchester Police has been operating taser training at the site for approximately 5 years, largely taking place within the main building. However, some scenario or role play based activity training takes place in a garage area in the rear wing of the building. Training takes place from around 08:00 to 16:00 Monday to Friday.

There is a requirement for the taser trainers to relocate from an office in the main building into the proposed portable building, which would be used between 06:30 and 16:00 Monday to Friday. Taser training would not be conducted within the portable building, but would continue to take place from the present locations.

As the Roads Policing Unit is to be relocated to the site, there is a requirement to re-start operational vehicle washing at the site. The current vehicle wash has become obsolete and a new jet wash facility would be introduced with protective car wash screens adjacent to the perimeter walls to protect neighbouring properties from spray. The jet wash would not be used between 00:00 and 06:30.

Relevant Planning History

47152: Provision & siting of temporary portable buildings - Approve with Conditions 19/12/2006

51867: Retention of temporary portable buildings for a period of 3 years - Withdrawn by Applicant 05/01/2010

52157: Single storey portable building (to replace 2 storey building) for a temporary period of 3 years - Approve with Conditions 05/03/2010

Publicity

Advertised by direct neighbour notification on 23/02/2023. Five representations have been received objecting to the proposal in relation to the following:

- Concerned about the noise impacts from activity in the proposed building. There are already noise issues with existing taser training that takes place at the site. The proposed building should be appropriately sound proofed.
- The use of the portable building should be limited to between 07:30 to 16:30 Monday to Friday and car washing during the day.
- Taser training should take place at alternative GM Police sites that do not have such a close relationship with adjacent sensitive uses.
- The application is also very vague (e.g. in relation to the glass screens) and more information is needed.
- The submission states the wrong address for the site and doesn't acknowledge that the site is adjacent to Stand Conservation Area and opposite Uplands, which is a Non-Designated Heritage Asset.
- Request that neighbours are informed via weekly emails of taser training dates and times.
- Concerned about the increased number of Roads Policing Unit vehicles (22) and shift handover times, which would create increased noise levels.

Statutory/Non-Statutory Consultations

Traffic Section: No objection.

Environmental Health - Pollution Control: No comments to make.

Conservation Officer: No objection.

Pre-start Conditions - Not relevant

Unitary Development Plan and Policies

EN2/1 Character of Conservation Areas
EN2/2 Conservation Area Control
EN1/2 Townscape and Built Design
EN7/2 Noise Pollution

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF) and the adopted Bury Unitary Development Plan (UDP) together with other relevant material planning considerations. The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP Policy will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

ASSESSMENT

Background

The proposal relates to an existing police station. Whilst representations from neighbours raise concerns about the impact of taser training and car washing on amenity, these activities already take place at the site and are necessarily and reasonably related to the lawful use of the site as a police station and do not specifically require planning permission. Therefore, the principle of the development of a portable building and car wash screens is acceptable.

Visual Amenity and impact on All Saints Conservation Area

UDP Policy EN1/2, seeks to ensure that any proposals would not have an adverse impact on the particular character and townscape of an area. Policy EN2/2 requires development within a Conservation Area to preserve or enhance the special character or appearance of the area.

The National Planning Policy Framework requires that where a development will lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal.

The development would be sited within the existing police compound, behind the two storey police station building relative to the principal public vantage of Bury New Road. The rear wing of the police station and the high boundary wall would obscure the building and screens from dwellings to the east of the site, which are set at a lower level.

The Council's Conservation Officer does not object to the proposal. Whilst the site is immediately adjacent to Whitefield All Saints Conservation Area, due to the factors noted above, the development would not be visible from within it or within the context of the Conservation Area.

The proposal would not therefore have any unacceptable impacts on visual amenity or the character or appearance of the Conservation Area and would therefore be compliant with UDP Policy EN1/2 and EN2/2.

Residential Amenity

UDP Policy EN1/2 requires consideration of various factors relating to built design, including the relationship of the proposal to the surrounding area and impact on residential amenity. UDP Policy EN7/2 states that the Council will not permit development which could lead to an unacceptable noise nuisance to nearby occupiers.

As noted above, none of the proposed development would be visible from outside of the immediate confines of the site and so would not have any unacceptable overbearing impacts to neighbouring properties.

Objections refer to the impact of noise from taser training on the amenity of occupiers of neighbouring dwellings and the potential impacts of vehicle movements associated with the future partial occupation of the site by the Roads Policing Unit

The proposal relates to an existing police station which has no planning restrictions on activities at the site. Taser training presently takes place at the site and is clearly a cause of some nuisance to neighbouring occupier's amenity. It appears that Greater Manchester Police have taken steps to consult and provide some reassurance to neighbours. However, the local planning authority cannot exercise control over the activities that the neighbours have raised concerns in relation to, as they are reasonably associated with the lawful occupation of the site as a police station i.e. taser training, washing of police vehicles, shift patterns of the Roads Policing Unit.

The proposed portable building would be for office use only and would not be for the facilitation of taser training. Therefore, the proposed development would not be a source of noise nuisance to neighbouring dwellings. It would not therefore be necessary to limit the hours of use of the portable building and no controls can be had over car washing as it does not require planning permission.

Other matters

The proposed development would not result in the obstruction of existing vehicle parking provision at the site.

Response to representations

The application is also very vague (e.g. in relation to the glass screens) and more information is needed.

A further statement was submitted, which gave a fuller account of the proposal.

The submission states the wrong address for the site and doesn't acknowledge that the site is adjacent to Stand Conservation Area and opposite Uplands, which is a Non-Designated Heritage Asset.

The proposal has been assessed in relation impact on the character and appearance of the Conservation Area.

Request that neighbours are informed via weekly emails of taser training dates and times. *This is a matter that would have to be taken up directly with Greater Manchester Police.*

Concerned about the increased number of Roads Policing Unit vehicles (22) and shift handover times, which would create increased noise levels.

The Planning Authority has no remit or control over vehicle movements at the site.

CONCLUSION

Whilst there are objections to the proposal, the development has been assessed as not having any unacceptable impacts upon the amenity neighbouring occupiers, visual amenity and the character and appearance of the All Saints Conservation Area.

Given the above, the proposal would be compliant with the above stated UDP policies and the NPPF. Therefore, in accordance with the Section 38(6) of the Planning and Compulsory Purchase Act, the proposal merits approval.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions/ Reasons

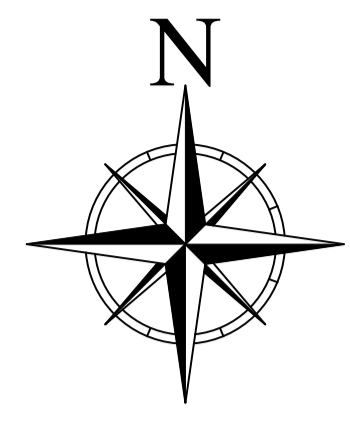
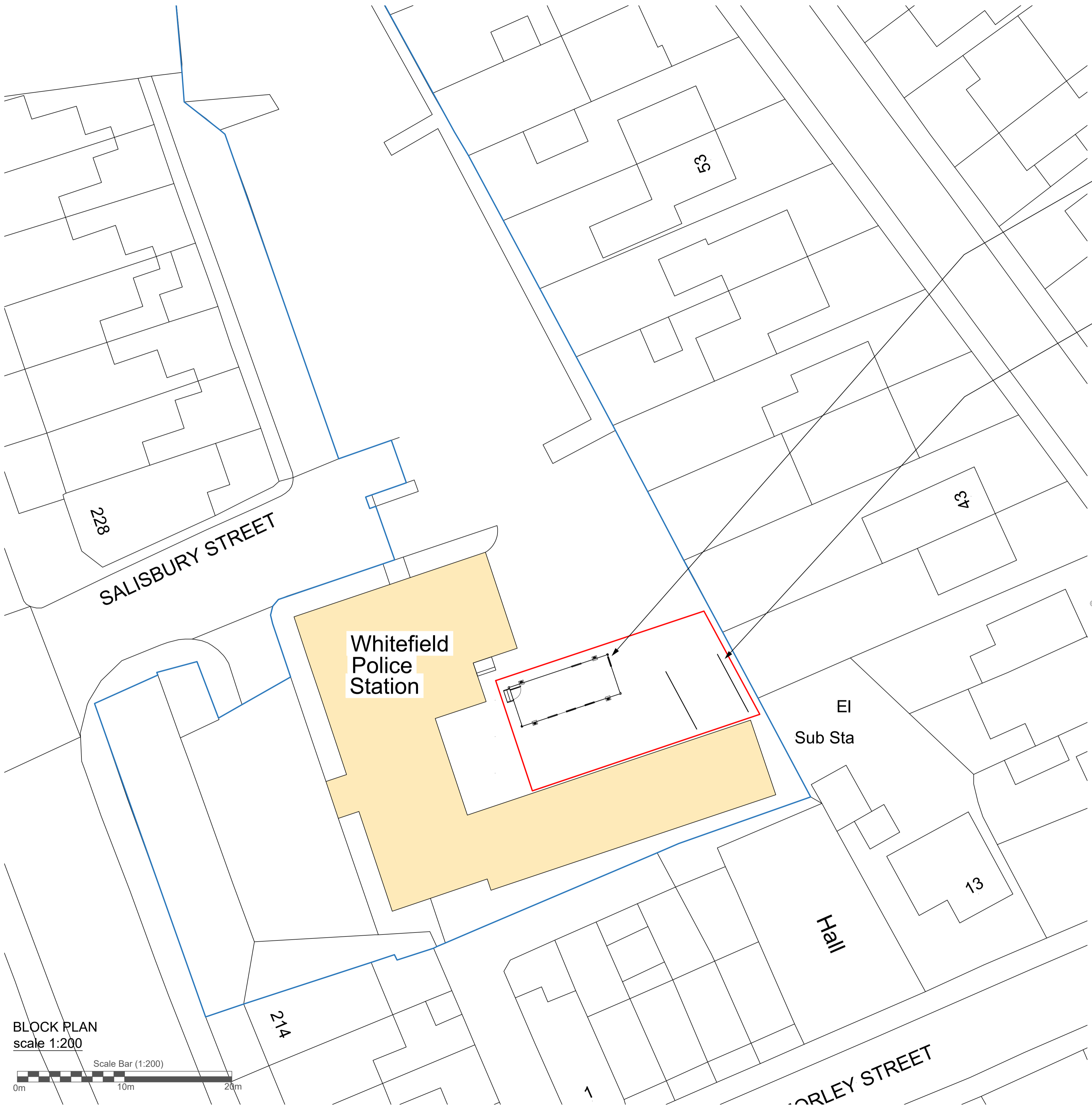
1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings and supporting information
Existing Location & Block Plan (Dwg No. TM GMPM45 EXIST)
Proposed Location and Block Plan (Dwg No. TM GMPM45 PROP)
Plan & Elevations Drawing (Dwg No. TTM TN104PED)
Portakabin Screen Specification
and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of

design pursuant to the policies of the Bury Unitary Development Plan listed.

For further information on the application please contact **Dean Clapworthy** on **0161 253 5317**

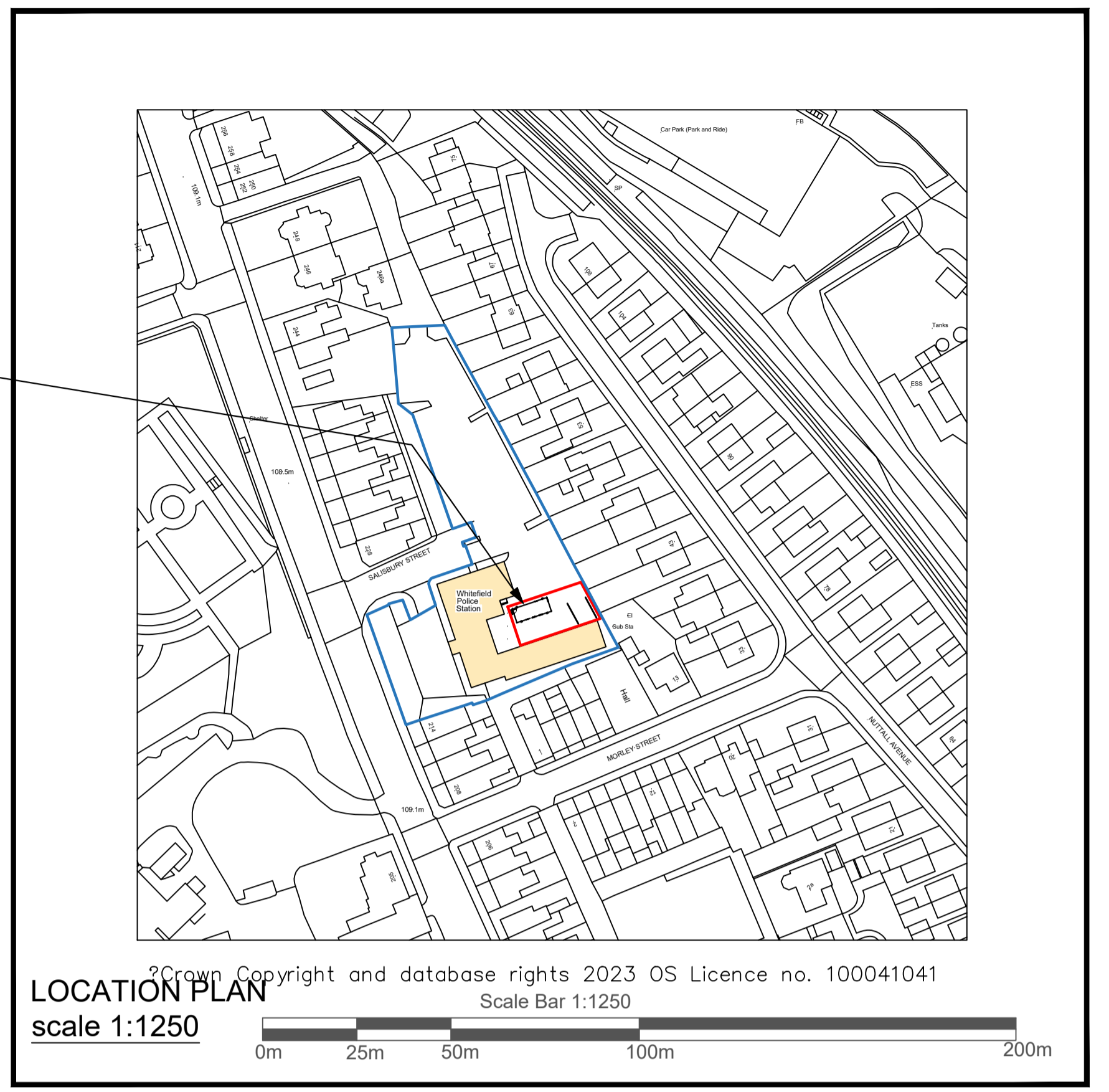
Item 3 – 69345 - Aerial





Proposed location of single storey Portakabin Building.

Proposed location of 2x Car Wash Screens.



© Crown Copyright and database rights 2023 OS Licence no. 100041041

© Crown Copyright 2006
Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey.

Portakabin

Title
Proposed Block Plan

Greater Manchester Police - Whitefield
at Greater Manchester,
M45 8QN

Date: 18th January 2023

Scale : 1:200 & 1:1250 @ A1

Drawing Number
TM GMPM45 PROP

NOTES:
- Site plan is based on existing Ordnance Survey information
- Responsibility is not accepted for errors made by others in scaling from this drawing. Contractors must check all dimensions on site. Discrepancies must be reported to the drawing owner before proceeding.

KEY:
- Application Boundary
- Area owned by client but not in application

Rev.	Date	Notes

Portakabin Limited 2000
This drawing is the property of Portakabin Limited, it must not be copied or reproduced or divulged to anyone without written permission.

FOUNDATIONS

Simple foundations or level hardstandings are required to be capable of taking the foundation design load at each Lodastrut leg position of 47 kN, which includes the dead weight of the unit, imposed floor load of 3 kN/m², imposed roof load of 0.75 kN/m² and wind loads based on a basic wind speed of 25 m/s (BS 6399:part 2:1997)
 It is recommended that professional advice is obtained for the design.

Foundations shall be constructed with level tops with a tolerance of ± 3mm.

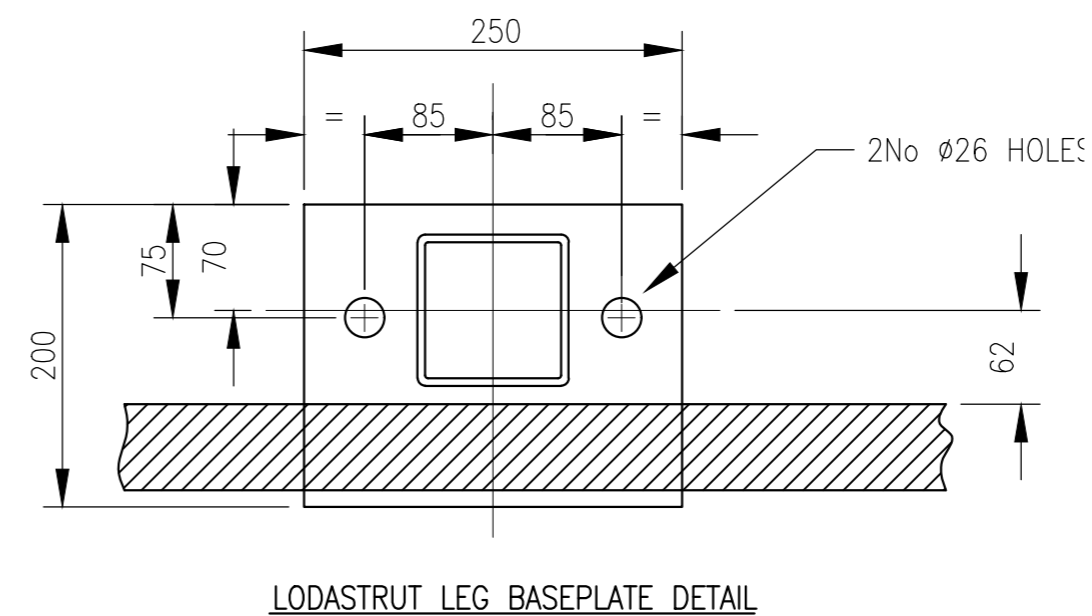
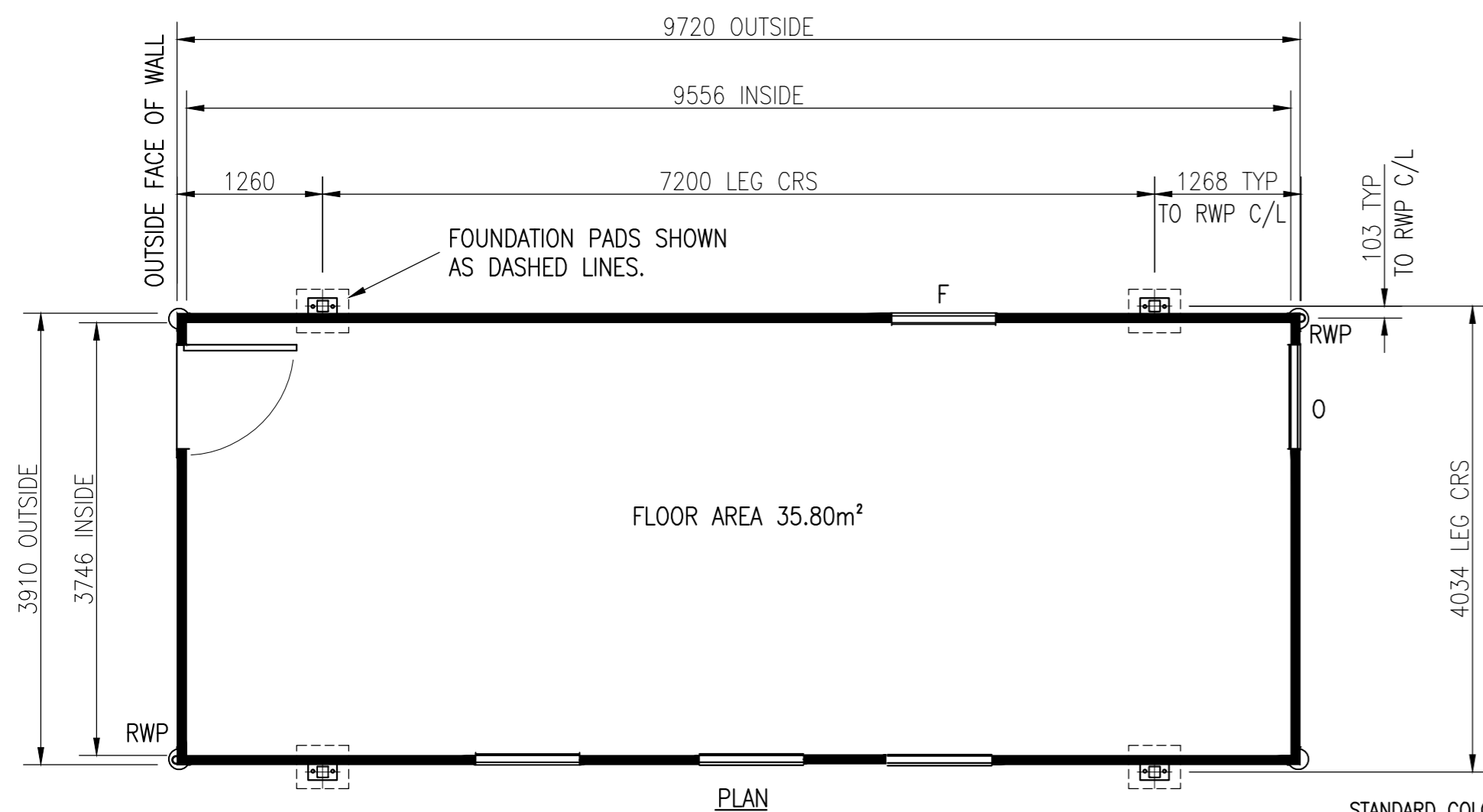
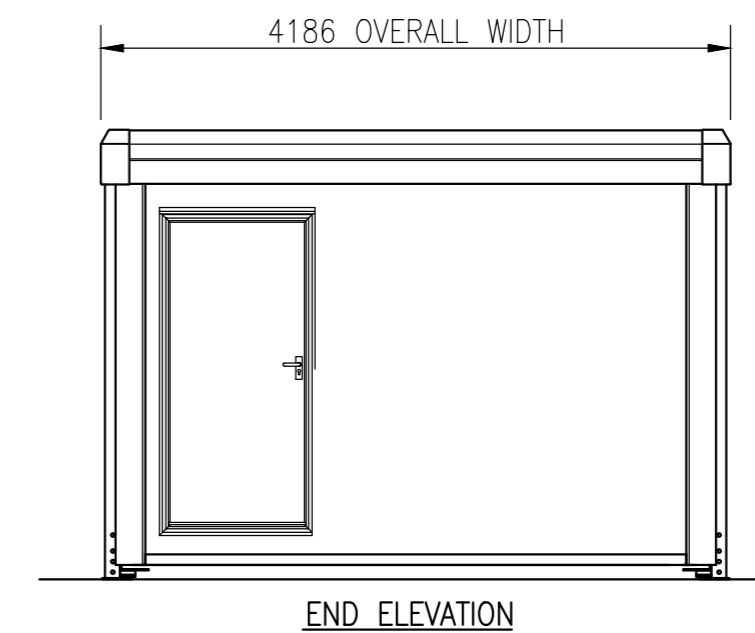
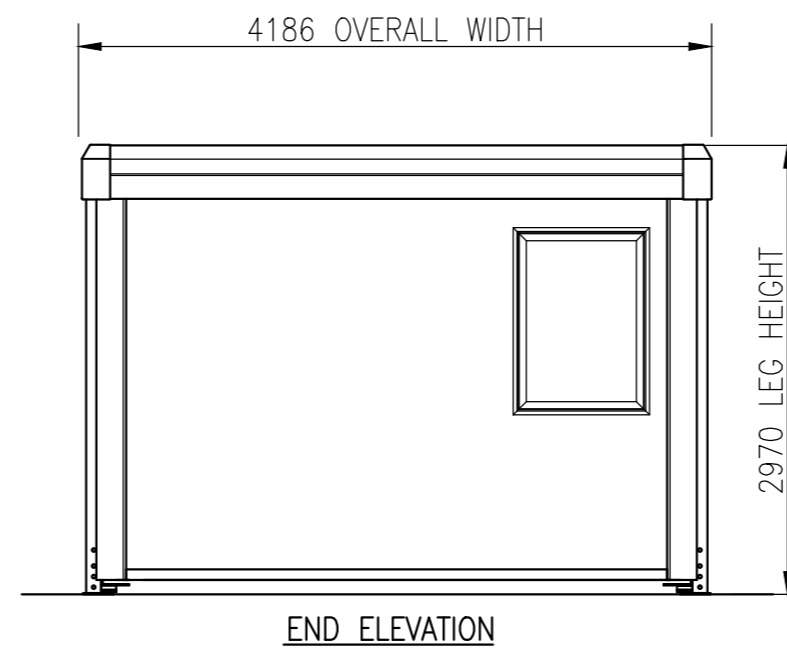
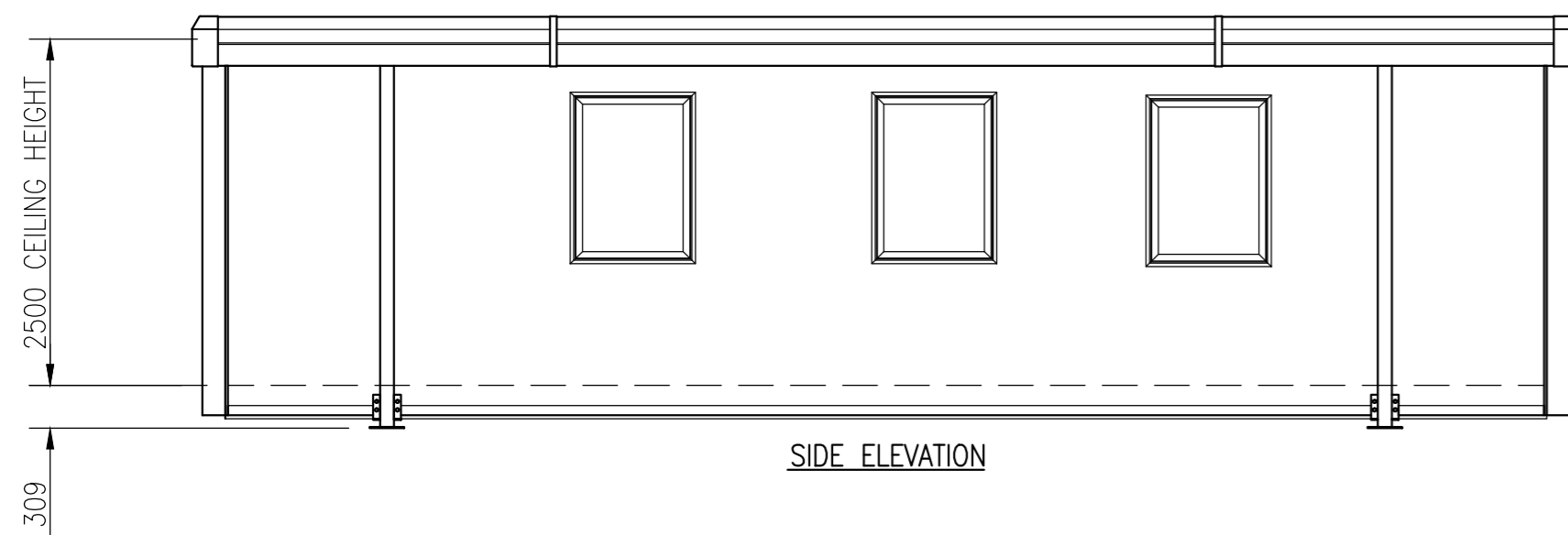
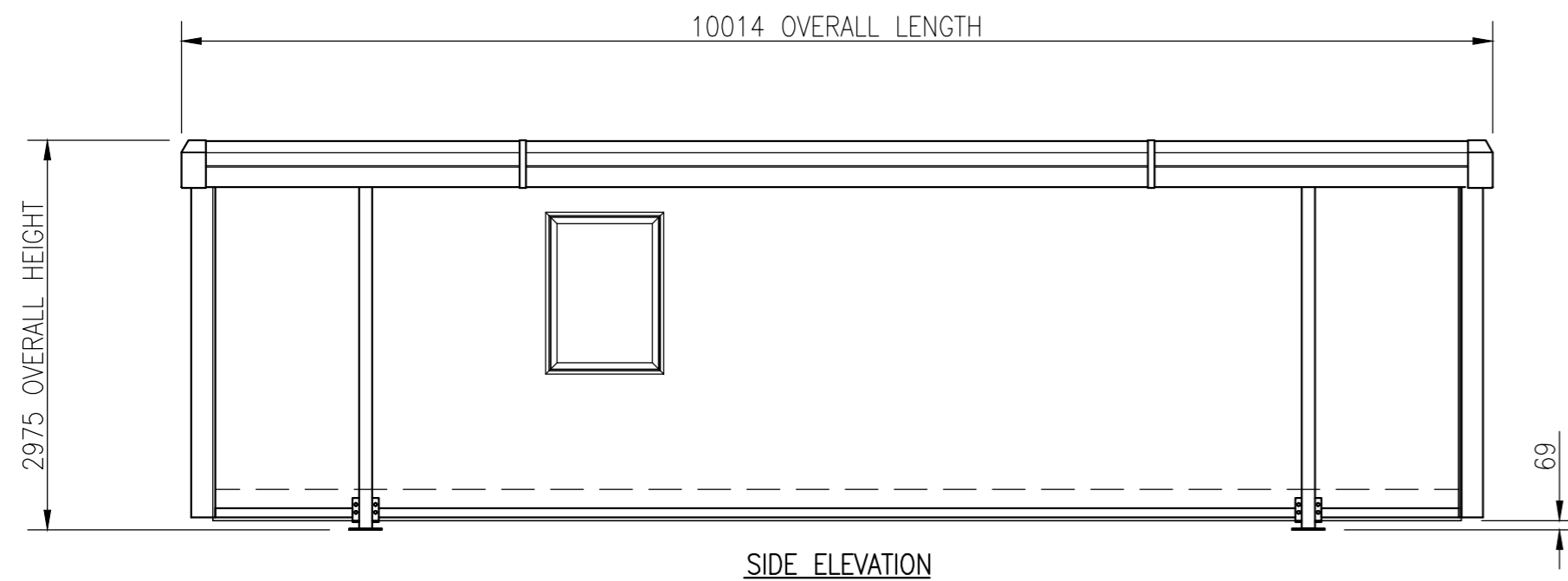
On sloping sites the top level of the foundations must ensure a clearance between the ground and the underside of the building.

All Lodastrut legs should be fully retracted onto the safety stops with the leg pins fitted through the outer legs and secured by pulling the chain tight and securing on the hook adjacent to each leg.

All buildings are to be anchored to the foundations, unless it can be established that no climatic or other forces are likely to be applied so as to exceed the intrinsic stability of the building in its unloaded state.

It is recommended that the buildings are secured via the leg baseplate using M20 anchor bolts.

Foundation point load – 47 kN



STANDARD COLOURS

- | | | | |
|-----------|----------------------|---|--------------------------------------------------------|
| External: | Walls and wall trims | - | Goosewing grey nearest BS ref 10 A 05 |
| | Corner trims | - | Silver |
| | Roof | - | White nearest BS 4800 ref 00 E 55 |
| | Lodastrut legs | - | Grey BS 4800 ref 00 A 05 |
| | Doors | - | Goosewing grey nearest BS ref 10 A 05 |
| | Fascia | - | Grey RAL 7042 |
| | Windows | - | Blue foil wrapped ref. Renolit – Werke GmbH 515005–167 |

KEY

- | | |
|-----|-----------------|
| O | OPEN WINDOW |
| F | FIXED WINDOW |
| RWP | RAIN WATER PIPE |



Portakabin Limited Huntington York YO32 9PT
 Telephone 01904 611655 Fax 01904 611644

Project
TACTICAL TASER TRAINING FACILITY
 Client
GREATER MANCHESTER POLICE

Title
TN104 PLAN AND ELEVATIONS DRAWING

Date 07.02.2023	Drawn TM
--------------------	-------------

Scale
1:50

Dr. No. TM TN104PED	Rev.
------------------------	------

PLANNING PERMISSION APPLICATION

Greater Manchester Police – Whitefield – Car Washing Screens Specification:

2no 6000mm x 2100mm aluminium glazed car washing screens:

- 6no 100mm x 100mm box steel posts, with 300mm x 300mm base plates (black powder coated).
- 4no Aluminium screen frames (black powder coated).
- 8no 1500mm x 1818mm laminated safety glass panels.

All installed as per the location annotated on the Proposed Location and Block Plan - TM GMPM45 PROP A1

