

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132715/FO/2022

Date registered valid: 28 January 2022

Proposal: Formation of 2 no. car parking spaces within existing area of soft landscaping

Address: Flat 2-30 (Didsbury Village), Orchard Street, Manchester, M20 2LP

Ward(s): Didsbury West Ward

Applicant: Mr Julian Wood, West Didsbury Village Ltd, Tan Y Felin, Llangoed, Beaumaris, Isle of Anglesey, LL58 8TB

Agent (if any): Mr Ian Chapman, Seven Architecture, 1.3 Waulk Mill, 51 Bengal Street, Manchester, M4 6LN

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Withdrawn

Date of recommendation: 26 April 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 17 February 2022

Standard consultations: Printed: 2 February 2022 Expired: 23 February 2022

Neighbour notifications: Printed: 2 February 2022 Expired: 23 February 2022

Site notice: Posted: 17 February 2022 Expired: 10 March 2022

Press advert: Published: 8 February 2022 Expired: 1 March 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Albert Park Conservation Area 1988

Tree Preservation Order:

Description of area

Description of development

Formation of 2 no. car parking spaces within existing area of soft landscaping.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments received.

Highway Services – *Whilst we have no objection in principle to the provision of two additional on-site car parking spaces, we have the following technical queries:*

The vehicle occupying the space closest to Orchard Street could be blocked in by a vehicle behind it which is not considered to be good practice.

Since no vehicle swept path has been provided it is not currently clear whether the necessary vehicle manoeuvres to/from the spaces can be safely undertaken.

No parking bay dimensions have been provided. These should be a minimum of 2.4 x 4.8m and verification is sought that this is the case.

The refuse area would be positioned further away from the assumed collection point on Orchard Grove which may be further than the maximum permitted travel distance (10m) as detailed in MCC waste storage and collection guidance GD04.

We do not support the use of loose material (e.g. gravel) as a paving material since this may, over time deposit onto the adopted highway.

West Didsbury Residents Association – WDRA feel that the proposed tandem parking arrangement means the inner proposed spaces would be substandard - because inner car entry or exit would not be possible without prior removal of the outer vehicle. We also have concerns for the future. It may not be long before another application comes forward seeking to remove the railings presently delineating the sides of the two spaces from the public footpath and allowing direct vehicle access to and from the street.

Loss of even small areas of green infrastructure within a Conservation Area is a matter for regret. Strips of soft boundary like this help to preserve the pleasant character of the Conservation Area.

We would request that any approval include a condition requiring formation of a mitigatory area of new grass or planting and for all changes do not prevent hedgehog access.

Ward Councillor – I have been looking at this application and there are a couple of queries I have:

1. The application claims no loss of hedges, which seems to be incorrect.
2. If the fencing on the border is to be retained, the cars would have to reverse out of their parking spaces and space 2 would be blocked in by a car in space 1. Having to reverse out of the spaces could impact pedestrian safety.

Please can you confirm if the boundary fencing is due to be retained? If so, I suspect it is their intention to apply later for access directly onto Orchard Grove, which would require a dropped kerb and LOSS of more than 2 on street parking spaces. This should not be allowed under any circumstances. On street spaces are already limited.

Please can you clarify this?

Withdrawal

Email received from agent:

Hi Constance

We have reviewed with the client and given the loss of a space the below would result in the client doesn't wish to proceed with the application. Please can it be withdrawn. Is there part of the fee that can be reimbursed with not continuing with the application?

Kind Regards,

Zoe

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the

planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Withdrawn

Article 35 Declaration

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

Appendix 1 – List of consultees & neighbours notified

Highway Services

West Didsbury Residents Association

16 Orchard Grove, Manchester, M20 2LB
8 Orchard Grove, Manchester, M20 2LB
10 Orchard Grove, Manchester, M20 2LB
1 Orchard Grove, Manchester, M20 2LB
26 - 30 Orchard Street, Manchester, M20 2LP
Flat 8, 26 - 30 Orchard Street, Manchester, M20 2LP
Flat 5, 26 - 30 Orchard Street, Manchester, M20 2LP
Flat 2, 26 - 30 Orchard Street, Manchester, M20 2LP
31 Orchard Street, Manchester, M20 2LP
18 Orchard Grove, Manchester, M20 2LB
14 Orchard Grove, Manchester, M20 2LB
12 Orchard Grove, Manchester, M20 2LB
6 Orchard Grove, Manchester, M20 2LB
4 Orchard Grove, Manchester, M20 2LB
2 Orchard Grove, Manchester, M20 2LB
19 Orchard Grove, Manchester, M20 2LB
Flat 7, 26 - 30 Orchard Street, Manchester, M20 2LP
Flat 6, 26 - 30 Orchard Street, Manchester, M20 2LP
Flat 4, 26 - 30 Orchard Street, Manchester, M20 2LP
Flat 3, 26 - 30 Orchard Street, Manchester, M20 2LP
Flat 1, 26 - 30 Orchard Street, Manchester, M20 2LP

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Conservation Area - Albert Park Conservation Area 1988

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH