

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132045/FO/2021

Date registered valid: 26 October 2021

Proposal: Retrospective Application for the siting on an InPost Parcel Locker

Address: 318 Barlow Moor Road, Manchester, M21 8AY

Ward(s): Chorlton Park Ward

Applicant: InPost UK, C/o Agent

Agent (if any): Mr Neil Jones, NL Jones Planning, Duke House Business Hub, Duke Street, Skipton, BD23 2HQ

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

Recommendation: Withdrawn

Date of recommendation: 1 February 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 14 December 2021

Standard consultations: Printed: 4 November 2021 Expired: 25 November 2021

Neighbour notifications: Printed: 4 November 2021 Expired: 25 November 2021

Site notice: No site notice has been produced

Press advert: No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Description of development

Retrospective Application for the siting on an InPost Parcel Locker.

Consultations & Notification Responses

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

Ward Councillors – *Firstly, the parcel locker itself is not in keeping with existing street scene. The way it is positioned, at right angles to the property, is detrimental to the visual amenity of users of the footway. The height of the locker and its mass create a barrier to an open street scene. A recent similar application at 261 Barlow Moor Rd was refused on similar grounds. Secondly, the site of this parcel locker is responsible for regular illegal parking in the mandatory cycle lane which passes this property. The statement says that a delivery van takes no more than 15 minutes to load/unload but that means that the van is blocking the cycle lane for that length of time (illegally) and so forcing cyclists in to the road. The same happens when customers visit the locker, cars pull up and whilst it may take '15 seconds' to collect a parcel, the actual process of parking (illegally) and completing business, means again, the cycle lane is blocked. This is unacceptable. Whilst the applicant may not encourage this behaviour from drivers, this is a regular occurrence.*

We do not see how these issues can be mitigated against and so would urge you to reject this application.

Highway Services – *Traffic restriction are in place adjacent to the site on Wilmslow Road for no waiting at anytime and No Loading Mon-Fri 7am-10am and 4pm-7pm. A pedestrian crossing is in close proximity to the site.*

The application for the siting of an InPost Parcel Locker at 318 Barlow Moor Road is not supported from a Highways perspective. A cycle segregation scheme is proposed along this area of Barlow Moor Road and any associated parking for the locker will cause obstruction to the cycleway. This would give rise to significant highway safety implications and therefore cannot be supported.

Greater Manchester Police – No comments received.

Electricity Northwest – No comments received.

Withdrawal

Email received from agent on Monday the 31st January 2022:

Dear Constance

I have reviewed with the applicant and I am not in a position to provide further information to address the objection on highways

On this basis, I would like to withdraw the application rather than have it refused.

Please can you confirm.

Regards

Neil

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Greater Manchester Police
Electricity Northwest

HOOKAHS, Ground Floor, 320 Barlow Moor Road, Manchester, M21 8AY
Ground Floor And First Floor, 453 Barlow Moor Road, Manchester, M21 8AU
461B Barlow Moor Road, Manchester, M21 8AU
Mcdonalds, 312 - 316 Barlow Moor Road, Manchester, M21 8AY
Flat Above, 318 Barlow Moor Road, Manchester, M21 8AY
Flat 2, 459 Barlow Moor Road, Manchester, M21 8AU
First Floor Flat, 320 Barlow Moor Road, Manchester, M21 8AY
453 Barlow Moor Road, Manchester, M21 8AU
Flat 3, 459 Barlow Moor Road, Manchester, M21 8AU
Flat 1, 459 Barlow Moor Road, Manchester, M21 8AU
461A Barlow Moor Road, Manchester, M21 8AU
461 Barlow Moor Road, Manchester, M21 8AU
457 Barlow Moor Road, Manchester, M21 8AU
455 Barlow Moor Road, Manchester, M21 8AU

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
Area Team Boundary - Name: SOUTH