



PLANNING SUPPORTING STATEMENT



27th September 2021

INSTALLATION OF A REPLACEMENT GAS GOVERNOR AND KIOSK

land at Wilmslow Road, Manchester M20 5PG

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants.

On behalf of Cadent Gas, % Miss Gemma Gosney, Ashbrook Court Prologis Park, Central Boulevard, Coventry, United Kingdom, CV7 8PE

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1.0 INTRODUCTION AND BACKGROUND

- 1.1 MacMarshalls are instructed on behalf of Cadent Gas Ltd to seek full planning permission for the replacement of an existing gas governor station and kiosk on land at Wilmslow Road, Manchester M20 5PG.
- 1.2 The proposal seeks to install a new gas governor within an enclosing kiosk to replace the existing redundant unit. The existing unit has been on site for a number of years and is now in need of replacement as the gas governor is now obsolete. At the same time the kiosk will be replaced with a modern GRP unit. Gas governors are essential in the safe distribution of gas and are designed to control gas pressure in the local area and reduce the gas pressure from high to low pressure to feed local residents and businesses. The existing kiosk is located on an area of public open space opposite a busy retail park. Gas usage in the area is therefore high from both commercial and residential end users therefore the local area is reliant on the gas governor, hence the requirement to replace it.
- 1.3 No pre application advice has been sought.
- 1.4 This report has been prepared to illustrate the process that has led to the development proposal and to explain and justify the proposal in a structured way
- 1.5 Cadent gas is a regulated utility company who have statutory responsibilities for the provision of a gas supply. The gas act (1986) sets out the legislation for all gas undertakers (Including Cadent) which must be in accordance with section 9 (1) which states:

“To develop and maintain an efficient and economical pipe line system for the conveyance of gas”

This application seeks consent to replace the existing governor and kiosk and continue to deliver a safe supply of gas to local residents and businesses.
- 1.6 The kiosk requires planning permission as its size exceeds the 29m³ set by Schedule 2, Part 13, Class B of the General Permitted Development Order 2015. The proposed kiosk is 44.1m³ hence the requirement to apply under full permission.
- 1.7 This report has been prepared on behalf of the applicant by Robert Mackenzie BSc (Hons) MRICS FAAV. Robert is a qualified member of the Royal Institute of Chartered Surveyors (Rural), an RICS registered valuer and a Fellow of the Central Association of Agricultural Valuers. During his time as a Rural Chartered Surveyor (7 years) Robert has submitted a substantial number of rural planning applications to local authorities as well as providing reports for others. Robert specialises in the Utility sector acting for many of the larger utility companies in the North West.

2.0 THE PROPOSED LOCATION

- 2.1 The location for the replacement gas governor and kiosk is on land at Wilmslow Road, Manchester, M20 5PG. The site itself lies on the junction of Wilmslow Road (A5145) and Kingsway (A34) due West of the Parrs Wood Entertainment Centre and due South of the Tesco supermarket.

The site has a grid reference of SJ85456 90357 with an X coordinate of 385456 and Y of 390357. The site itself is owned by Manchester City council and forms part of a larger managed public open space. Figure 1 shows an aerial image of the proposed location (Shown edged red). A site, location and elevation plan is also included in the submissions.

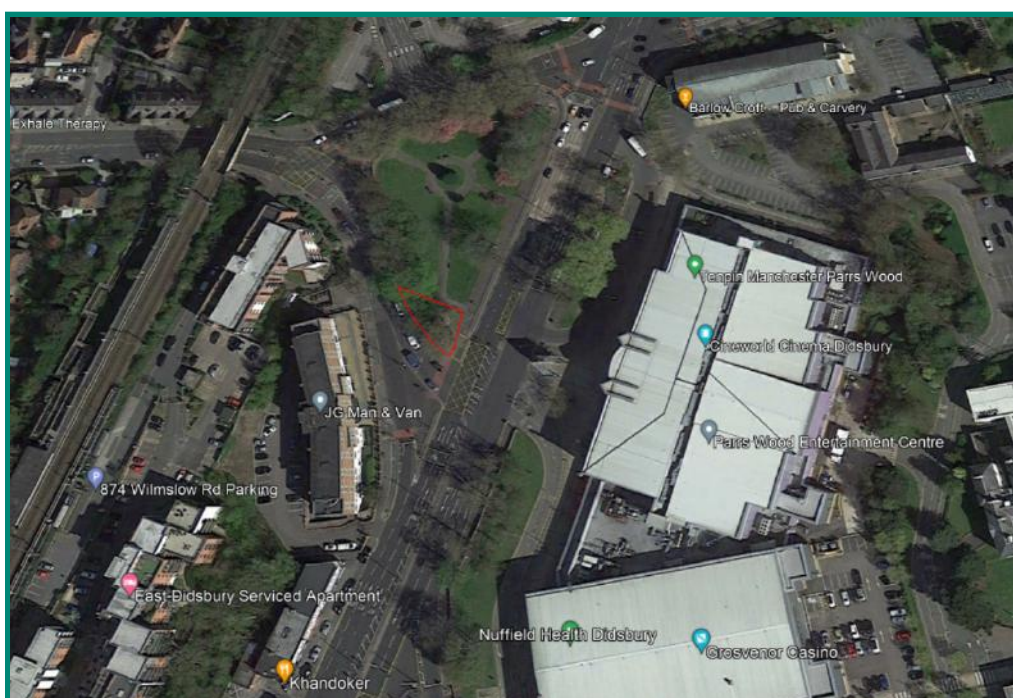


Figure 1 - Approximate location of replacement gas governor and kiosk

- 2.2 The site is located within the urban area of Manchester City Council with part designated to 'Y Road Junction Improvements' and 'Major Road/Rail Environmental Improvement Corridor'.
- 2.3 The site is located within Flood zone 1 as shown on the Environment Agency flood maps and therefore is at low risk of flooding from rivers, surface water or reservoirs. The site is documented as 'Parrs Wood Open Space' on the council's proposals map. The existing kiosk has been located on the land for a considerable time and now requires replacement due to the unit now being obsolete and the availability of replacement parts dwindling. It is hoped that the works will futureproof the gas supply in the area.

3.0 THE PROPOSAL & JUSTIFICATION

- 3.1 The application seeks consent for a replacement gas governor and the installation of a new Glass Reinforced Plastic (GRP) kiosk, the kiosk will be finished in green. Although new pipework will be required to connect the new kiosk these will all be underground and therefore not be visible, these works will be carried out under statutory notice at the time of installation.

A photograph of a similar kiosk is shown below at figure 2 for illustration purposes only.



Figure 2 - Example of a similar gas governor and kiosk

3.2 Dimensions of the kiosk.

Length - 6m

Width - 3m

Height - 2.45m (Flat roof)

The kiosk will have double doors to the front (North) and rear (South) to provide safe access to the equipment and also a 'safe escape route' for engineers in case of emergency. The kiosk will be green in colour and will feature vent stacks on the roof for safety, the existing kiosk will be removed from site as part of the works.

- 3.3 The access to the kiosk will be as per the existing with access being taken from the public walkway to the North of the Kiosk, concrete paving flags will be laid around the perimeter of the kiosk to allow access with new flags abutting the existing tarmac pathway. The boundary to the East, South and West is protected with a steel fence as shown below which will remain in situ. Four photographs of the existing kiosk are shown below.



- 3.4 The construction of the new gas governor and kiosk will be undertaken by Cadent and their contractors; they have replaced a number of similar kiosks recently as many kiosks are reaching the end of their life expectancy. The works will consist of the following:

- Disconnection of existing gas governor
- Pipework upgrade/improvements in the locality
- Demolition and removal of existing kiosk
- Removal of existing gas governor

- Mechanical excavation of ground to provide a level surface, importation of crushed stone to be compacted.
- Installation of foundations (Concrete) and laying of internal pipework
- Installation of new gas governor, connection and testing
- Delivery of prefabricated GRP kiosk and lifting onto concrete pad over gas governor
- Soft landscaping to include laying of concrete flags around kiosk, topsoiling and seeding areas
- Commissioning of gas governor

3.5 Given the location of the proposed works, traffic control measures will need to be in place and will be for a temporary period during the construction period only. All traffic works will be agreed between Cadent, their contractors and the local planning authority and therefore this is not a material planning consideration to consider. This will all be done under a street works notice and need to be agreed by the local council.

3.6 Once installed, the ongoing maintenance of the gas governor is minimal, it is expected that planned maintenance will be required once every 6-12 months unless in an emergency, the existing kiosk has been maintained for a number of years with engineers parking ip nearby and walking over to the kiosk. The new gas governors required far less ongoing maintenance than the existing obsolete ones therefore site visits are likely to be significantly reduced.

3.7 The existing kiosk has been in place for a considerable number of years, the proposal to replace this is not expected to generate any noise, being housed within a GRP kiosk should negate this. Furthermore, we do not expect any nuisance to residents or commercial businesses, given its location next to a very busy junction, it is not expected to cause any noise or nuisance to users of the amenity space.

Alternative locations

3.8 Cadent have also considered carefully moving the kiosk to a further location in the locality, the main problem is the disruption this would cause which could lead to the need to close the road off to allow construction to be undertaken. The existing pipework to the governor is in place and whilst it will require some improvement and reinforcement works, this work is considered minor to the works that would be required should the kiosk have to be moved.

3.9 Given the busy location it is also extremely difficult to find suitable land which could be used for the proposal, having carried out two site meetings, it was decided that it would be far better for all involved to replace the existing governor in the same location. The existing screening also will mean that visually there will be very little change to what is already on site.

3.10 It is concluded by Cadent and their advisors that it would be far simpler to replace the existing kiosk rather than relocating it elsewhere, there is very little land available in the locality which would mean that finding a suitable site would be difficult. The disruption which would be caused due to the replacement pipework would mean significant traffic measures for a far longer period and given that this is a very busy junction it is felt that the existing location is the far better proposal.

4.0 PLANNING POLICY AND JUSTIFICATION

- 4.1 The site is designated in the South Manchester EC9, H6 and also Manchester City Boundary, Road Junction Improvements: DB9b. Figure 3 below illustrates this:

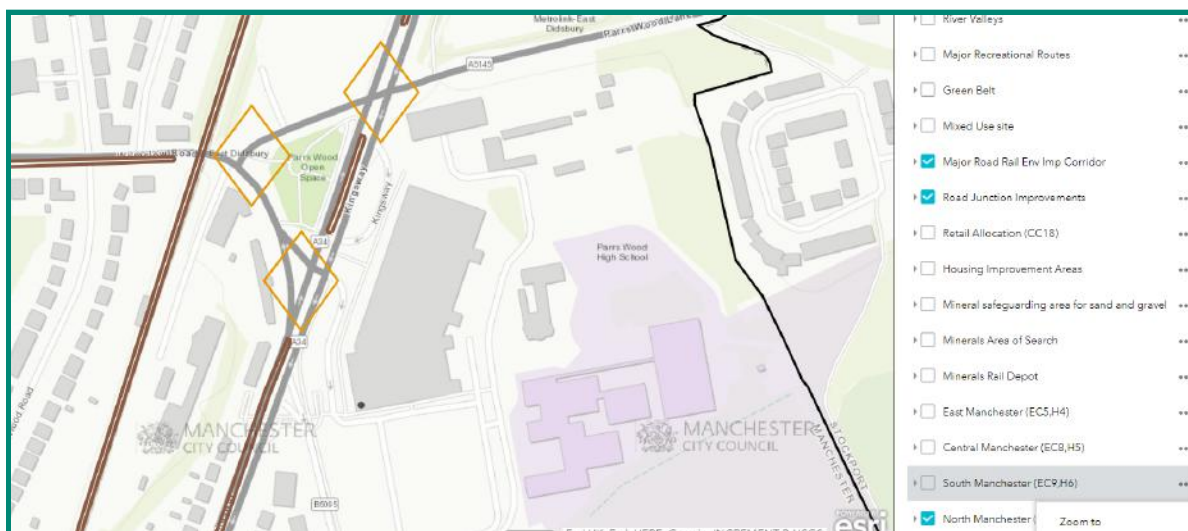


Figure 3 - Local development framework area map browser

- 4.2 The principle of the development will therefore be determined under Local, Regional and National Policy. The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how these are expected to be applied, setting out the government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) compliments this requirement. The National Planning Policy Framework was revised on 20 July 2021 and sets out the government's planning policies for England and how these are expected to be applied. This revised Framework replaces the previous National Planning Policy Framework published in March 2012, revised in July 2018 and updated in February 2019. Paragraph 219 of Annex 1 (Implementation) of the NPPF advises to the effect that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the policies in the plan to the NPPF policies, the greater the weight they may be given.

At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 of the NPPF establishes that for decision taking this means:

- Approving development proposals that accord with an up-to-date development plan without delay; or

- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁷; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

4.3 Paragraph 8 of the NPPF states that:

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

4.4 Paragraph 126 states that:

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

4.5 Para 216 states:

*When determining planning applications, minerals planning authorities should ensure that the integrity and safety of underground storage facilities are appropriate, **taking into account the maintenance of gas pressure, prevention of leakage of gas and the avoidance of pollution.***

4.6 Local Policy

Manchester city council adopted their 'core strategy development plan' on 11th July 2012

The Core Strategy was adopted by Manchester City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework and covers a period of 15 years from 2012 to 2027. It describes Manchester today and outlines the Council's vision for Manchester in 2027 along with the planning policies which will be used to deliver that vision. Manchester's Local Development Framework is a collection of planning documents and also includes:-

- *The Local Development Scheme, the programme for document production*
- *The Statement of Community Involvement which sets out how consultation will be undertaken and in what format*
- *Development Plan Documents (to be developed following adoption of the Core Strategy), for example on Houses in Multiple Occupation*
- *Supplementary Planning Documents (SPDs) which give more detail to policies in the Core Strategy or in any other future Development Plan Documents*

4.7 The core strategy vision states that by 2027 Manchester will be:

- meeting the challenge of climate change at the forefront of environmental initiatives and improvements and continuing to deliver sustainable development and a more effective Green Infrastructure

Furthermore, the vision also states that Sustainable Development is *Development which meets the needs of the present generation without harming the ability of future generations to meet their needs; to do this, such development limits damage to the environment, and keeps the consumption of natural resources to levels manageable in the long term.*

4.8 In the context of ensuring sustainable development, the City Centre is clearly a location that requires the prudent use of scarce land resources. It is generally well served by public transport and one where a high density of development is consistent with its distinctive character. The City Centre is, in general, considered an appropriate area for tall buildings. **The growth of the City Centre is still evolving,** particularly in relation to the development of fringe sites, and proposals need to be considered having regard to the character of the places in which they are proposed. Therefore, whilst some parts of the City Centre are more or less likely to be suitable for tall buildings, the Council does not consider a site specific policy that identifies detailed locations for a tall building to be appropriate. The Council is aware that over the 15 year plan period there is a need to be flexible and to be able to respond to changing economic conditions. The above criteria based policy is therefore set out, which will together with other design policies, form the policy context against which all proposals for tall buildings will be considered.

4.9 The site itself lies in an urban area adjoining both residential and commercial properties, the local policies affecting the proposal are as follows:

- **Policy SP1 (Spatial Principles)**
- **Policy EC9 (South Manchester)**
- **Policy H6 (South Manchester)**
- **Policy C1 (City boundaries)**
- **Junction improvements DB9b**

4.10 Policy SP1 States:

Development in all parts of the City should:-

- Make a positive contribution to neighbourhoods of choice including:-
- creating well designed places that enhance or create character.
- making a positive contribution to the health, safety and wellbeing of residents
- considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- protect and enhance the built and natural environment.
- Minimise emissions, ensure efficient use of natural resources and **reuse previously developed land wherever possible.**

The proposal is for the replacement of an existing gas governor and kiosk, the use of the site will remain the same and we feel that the proposed kiosk is far more aesthetically pleasing than the unit which is already on site. The land is already classed as 'Previously developed' and will make a positive contribution to neighbours by ensuring the safe supply of gas.

4.11 Policy EC9 states:

South Manchester is not expected to make a significant contribution to employment provision within the City. New development is expected to mainly comprise office development, although proposals for high technology industry and research will also be supported. Employment and economic development provision will be within:

1. Existing employment locations, such as Business Parks, such as, Towers, Didsbury Point, Christie Fields and Parkway; Christies Hospital; Along Princess Parkway;
2. District Centres of Chorlton, Didsbury, Fallowfield, Levenshulme and Withington. These will be suitable for mixed use development providing local needs and services. Development proposals and planning applications should have regard to: Ensuring efficient use of existing employment space; Improving public transport, walking and cycling connectivity between residential neighbourhoods and

employment locations such as the City Centre, district centres, Trafford Park and Manchester Airport, particularly orbital connectivity.

Clearly, this policy relates to development within the city centre and states that development within technology and industry will be approved. The use of the site will remain in the existing use and given the adjoining park space, it is hoped that this will not detract from the locality.

4.12 Policy H6 (South Manchester)

Policy H6 relates to residential development, therefore we do not deem that it is relevant to the proposal.

4.13 Policy C1 (City boundaries)

This policy states: *A minimum of 200 ha of employment land will be developed between 2010 and 2027 for offices (B1a), research and development (B1b), light industrial (B1c), general industry (B2) and distribution and warehousing (B8).*

This growth is driven by infrastructure, all of which is linked to the utilities. The new gas governor will be more efficient and ensure that the growth drive can be met.

4.14 Junction improvements DB9b

No details on this policy have been ascertained, however, given the location of the existing kiosk, the new kiosk will not encroach onto the highway therefore should not affect any widening proposals on site.

4.15 **Other relevant policy**

*Policy S06. Environment Protect and enhance both the natural and built environment of the City and ensure the **sustainable use of natural resources**, in order to mitigate **and adapt to climate change**, support biodiversity and wildlife, improve air, water and land quality, recreational opportunities and provide networks of high quality green infrastructure, ensuring that the City is inclusive and attractive to residents, workers, investors and visitors. The development of networks of green infrastructure across the City and City Region, together with protecting and enhancing townscape character and securing a high standard of design in all development proposals, will promote healthy, low-carbon lifestyles, contribute to a sense of wellbeing, and help to facilitate the sustainable and inclusive growth of the City.*

Policy C2 - New development should respect and enhance the character of existing centres. New development should deliver improvements to the quality and accessibility of the centre environment. Opportunities should be taken to adopt sustainable building design and practises to assist in adapting to climate change (see also Green Infrastructure Policy EN 9).

- 4.16 This supporting statement aims to ensure that the proposal is compliant in terms of both local and national planning policy. Both policies within the NPPF and that of the core strategy are cited. The NPPF is clear in so much as it promotes sustainable development, which is also mirrored in the local policy. In view of this, we consider that the proposal is compliant in terms of the policies.

5.0 ENVIRONMENTAL

- 5.1 The proposed kiosk is to be located on the existing site of a gas governor and whilst the existing kiosk will be removed and replaced there are little environmental concerns. The kiosk is secure and will be locked using padlocks to prevent unauthorised entry, it is lightweight and therefore will mean it can be positioned on site in a very short window of time. The use of the site will remain that to house a gas governor and a replacement kiosk.
- 5.2 When considering the size of the kiosk, it is modest compared to many of the tall buildings located nearby and with the existing mature trees and green colour should limit the visual impact. We do not feel that the new kiosk will harm the area or be overbearing in its surroundings.
- 5.3 The engineers feel that it is much better to use the existing site rather than moving the kiosk further away from the network, this would lead to traffic issues which could lead to road closures for long periods of time. The site is not within a flood zone and therefore will not require a flood risk assessment, the proposals will therefore not increase the risk of flooding elsewhere.
- 5.4 Finally, the proposed kiosk will sit within an area of well maintained amenity park and grassland, the proposal will not lead to the loss of any trees and the existing planting on site will remain. Retaining existing features is important as it will mean that the screening on site will remain and not detract from the area.

6.0 SOCIAL

- 6.1 The proposed development will have little social impact.

7.0 ECONOMIC

- 7.1 The proposed development will have a positive impact upon the local economy, this includes the employment of the construction works to build the governor and also the suppliers of all the materials.

8.0 USE

- 8.1 The use of the site will remain as a gas governor kiosk, the land is owned by Manchester City Council however, a lease has been agreed in principle, subject to planning. The lease will be registered on the

land registry title and is understood to be of a suitable length to expire with the lifetime of the equipment.

9.0 APPEARANCE AND AMENITY

9.1 The proposed development will take on a traditional appearance, using concrete panels for not only practical and security reasons, but also aesthetics. The building will be clad in box profile cladding and will blend in with the surrounding, the building will only have one access point to allow flexibility with the sliding door being used for day to day access.

9.2 Figure 2 above illustrates a similar kiosk used on another scheme recently.

10.0 HERITAGE AND ARCHAEOLOGY

10.1 Having undertaken a search on the Historic England website, no listed buildings are located near the proposed site, therefore there are no concerns regarding this. Figure 4 below illustrates this.

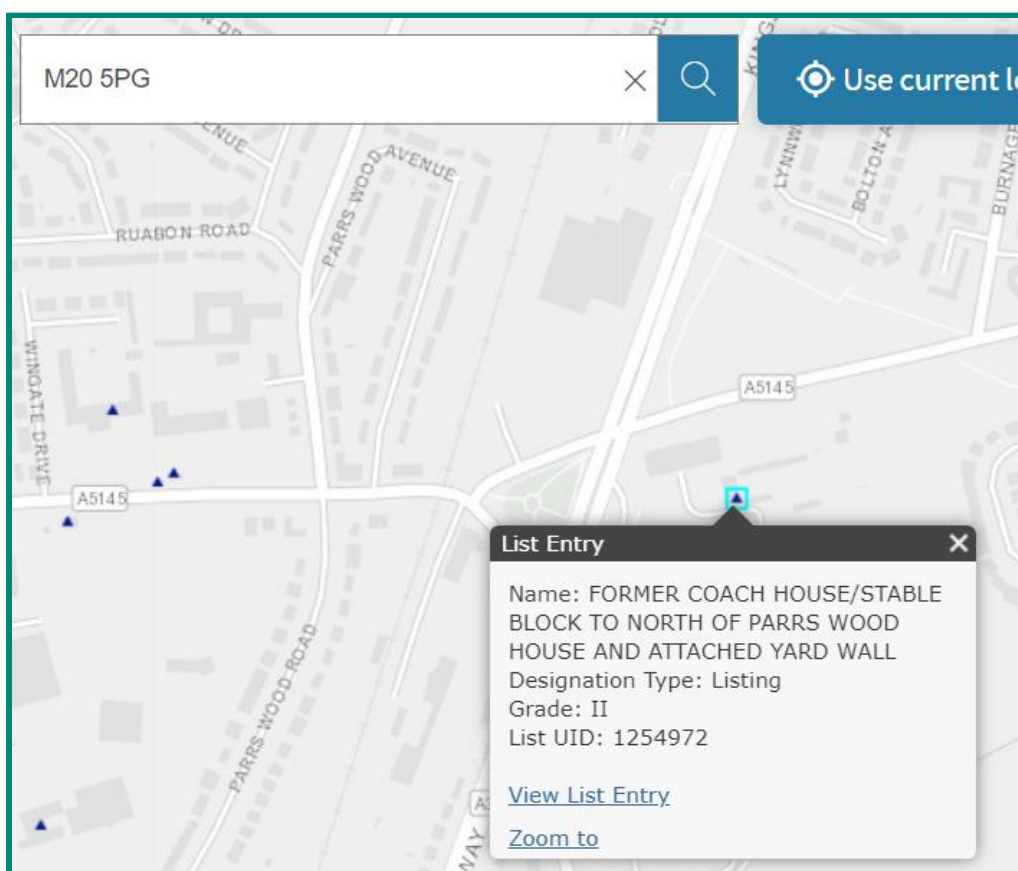


Figure 4 - Printout from Historic England

11.0 SECTION B

- 11.1 **VEHICULAR ACCESS** Vehicular access will be via the existing access from the highway, which has been used for generations to access the land. The proposed development is a private development solely for the Applicant's use. The vehicular movements will be limited to that of the Applicant only, inline with current vehicular movements in order to farm the land.
- 11.2 **PEDESTRIAN ACCESS** Pedestrian access will be as per 10.1 above. No public rights of way pass through the site and therefore will be unaffected by the development. Disabled access is not applicable to this development.

12.0 CONCLUSION

- 12.1 It has been demonstrated within this supporting statement that a need exists to install a new gas governor within a GRP kiosk on an existing site at Parrs Wood.
- 12.2 The proposed development seeks to replace the obsolete outdated governor, with a larger unit within a GRP kiosk. The use of the site is already existing and the replacement kiosk will ensure the safe and continued supply of gas.
- 12.3 Alternative locations have been considered and discarded as they would cause significant disruption to the local area.
- 12.4 A proposed lease subject to planning has been agreed with Manchester City Council to house the new proposed gas governor and kiosk.
- 12.5 It has been demonstrated throughout the report that the development which Cadent wishes to undertake has considered all options to design a scheme to minimise any impact on local residents and business.
- 12.6 The Application satisfies the policy and guidance relevant to determining the application, therefore we feel that there are no material reasons why the planning should not be granted and we respectfully request that the LPA approves the application.
- 12.7 Signed:



27/09/2021

Produced & signed by: Robert Mackenzie BSc (Hons) MRICS FAAV

Checked and overseen by Sophie Marshall BSc (Hons) PGDipSurv MRICS MRTPI FAAV

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NB: This report has been prepared on behalf of Mr & Mrs Speakman all the details on the farming system have been supplied by the Applicant and not the Agent.