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OPEN SPACE ASSESSMENT

LAND ADJACENT TO BERTHA STREET & ASHTON OLD ROAD, MANCHESTER

JANUARY 2021

1. Introduction

This Open Space Assessment has been prepared by Aire Valley Planning (AVP) following correspondence from Manchester City Council, who stated that *"the development would involve the loss of open space. Please provide a description of how the development might impact on local open space provision in the locality"*.

The assessment considers the quality of the open space within the proposed development site, whilst also assessing other facilities within the local area.

2. Site Context

The application site is situated within Openshaw, to the south of Ashton Old Road and west of Bertha Street and comprises of a rectangular parcel of grassland measuring approximately 0.25 acres (0.1 hectares) in area.

The land is current grassland and is not enclosed by any boundary treatments and can therefore be accessed by the public, albeit it is private land. The grassed area adjoins existing footways on all sides and is generally flat, with the exception of a shallow bund along the northern boundary.

To the south and east of the site is an industrial estate, whilst to the west is a car park. To the north, beyond Ashton Old Road are additional commercial/retail units. The nearest residential dwellings are approximately 75m away to the north of the site off Bartlett Street.

3. Proposed Development

Planning permission is sought for the construction of 4 industrial units with associated car parking area and landscaping. The entirety of the existing grassed area will therefore be developed should the application be approved.

Full details of the development proposals are outlined within the accompanying Design and Access Statement.

4. Assessment of Open Space in Surrounding Area

The site is situated in built-up area which comprises of a mixture of commercial/industrial, as well as residential development.

The nearest dwellings are approximately 75m away from the site and it is therefore reasonable to assume that residents could walk to the site and utilise the open space for amenity/recreational purposes. However, the site is within private ownership and is not intended to be public open space. In addition, it is small in area and is surrounded by industrial development, adjacent to a busy road, where heavy duty vehicles will be passing by on a regular

basis. As such, the land is not considered to represent attractive, suitable or available open space which local residents are likely to utilise.

Notwithstanding the above, the availability and proximity of suitable open space in proximity of nearby residential areas means that they would not seek to utilise the application site for such purposes.

The aerial image below (Figure 1.1) indicates the proximity of amenity space and recreational areas in the locality. The application site is highlighted in blue, whilst the open space areas are highlighted in red. The areas are varied both in terms of size and the type of provision that they offer, and includes Openshaw Park which has a football pitch, tennis courts, equipped children's play area, as well are large areas of amenity space; and Sandywell Millenium Green.

There are also numerous other areas of open space which can be utilised by local residents.



Figure 1.1 – Areas of open space within proximity of the site.

5. Summary and Conclusion

Whilst the development of the application site would lead to the loss of an area of open space, it is of poor quality in terms of providing useable open space, not to mention it is privately owned land.

The site measures only a quarter of an acre in size and includes a shallow bund along the northern boundary, further reducing the extent of useable land. In addition, it is situated adjacent to a busy road and an industrial estate and heavy goods vehicles frequently pass the land, meaning it is unsafe and unsuitable as an area of usable open space.

In addition to the above, Figure 1.1 demonstrates that there is an abundance of open space and recreational facilities within proximity of the site and local residential areas, which means that the loss of the application site would not be of any detriment to local residents.

The open space is not considered to offer any tangible benefits to the operation of the adjacent industrial development and its loss would not lead to an adverse impact.

The land does not offer any biodiversity value and does not form part of a green corridor and it considered that the loss of this land is acceptable for an alternative use.

Ends.