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Supporting Planning Design & Access Statement for

A Proposed Temporary Car Storage Facility on Land

Adjacent to the Woodpecker Pub Selstead Road, Wythenshawe, Manchester, M22 1TR

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V1 Prepared by:
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1.0 Introduction

1.01 This statement has been prepared by Urban Roots in support of an application by Buildmould Limited for the formation of a temporary Meet and Greet car parking compound on land adjacent to the Woodpecker Public House, Selstead Road, Wythenshawe, Manchester, M22 1TR. The land is owned by Willow Park Housing Trust.

1.02 Meet and greet parking is becoming an essential way to park at all UK airports. The facility will be operated by Day by Day Parking is an **established family business** that strives to give the ultimate in service for Meet and Greet Parking and valeting services.

1.03 The starting point for consideration of this application is that the proposal is for a temporary (3 year) period only. It is not intended the site be laid out and used as a traditional car park on a permanent basis. The proposed surface treatment, and the manner of the way in which it would be laid out is intended to reflect the fact that the proposal is for a temporary period only. Following the 3 year period, the site will be used for it's intended lawful use.

1.04 The approved planning use for the site is for a care home that was granted permission on Appeal (APP/). That use has not yet been implemented and this reflects the fact the site has been a victim of the recession and at the present time that use is not a viable option. Buildmould are looking to move to a position whereby a more permanent and acceptable use is established on the site.

2.0 Description of the Site

2.01 The application site is located on Selstead Road in Wythenshawe, it is approximately 0.3 hectares and rectangular in shape. The site has been cleared and has been vacant for approximately 9 years, the last use was a Social Club.

2.02 The site is adjoined to the north with Woodpecker Public House and the remaining three sides are adjoined with residential properties. The character of the area is therefore residential in nature and defined by two storey semi detached properties.

2.03 The application being considered is for a temporary change of use seeking approval for the use of the site as a meet and greet car storage facility with 24 hour security. Though the application is accompanied with drawings, which show the general layout of the site and improved access to the site, these are indicative only as the use is intended for a maximum of three years only.

2.04 Therefore the only two factors, which need to be considered, are the principle of the temporary use and the access.

3.0 Planning History

3.01 The site was the subject of an outline application 090885/OO/2009/S2 seeking approval for the principle and access for the erection of 3 storey x 40 bed care home (Class C2) with associated car parking and landscaping/amenity space. This was the

subject of an appeal against the refusal APP/B4215/A/10/2125128 which duly granted permission with conditions.

4.0 Policy

4.01 Following the Planning and Compulsory Purchase Act 2004, Manchester City Council is required to produce a Local Development Framework (LDF). The LDF will be made up of Local Development Documents (LDDs) of which there are two types:

- **Development Plan Documents (DPDs)** - a range of planning policy documents which set out the Council's approach to development in the city. The first of these documents prepared by the Council, the Core Strategy, was adopted on 11th July 2012
- **Supplementary Planning Documents (SPDs)** - documents with less weight but which will supplement the DPDs by giving more information on particular issues.

4.02 Manchester's Core Strategy replaces significant elements of the existing Unitary Development Plan (UDP) as the document that sets out the long term strategic policies for Manchester's future development and will form the framework that planning applications will be assessed against.

4.03 There are a number of UDP policies still extant including City wide development management policies and policies for East Wythenshawe. The site is situated within the East Wythenshawe Area 17 and there is no specific policy designation.

4.04 **Wythenshawe** is described in the Core Strategy as originally designed as a garden suburb and has retained a predominantly residential character. The area is dominated by inter-war family housing which is generally uniform in style and density. Much of the housing available is social rented. It states that the Airport, one of the major economic drivers of the North-west Region, has grown rapidly since 1980 and is expected to continue to grow. It is the principal employment location for residents of Wythenshawe as well as an important employer for South Manchester and plays a dominant role in Wythenshawe, in terms of its size and as a premium business location.

4.05 **Policy DM 1: Development Management.** This policy sets out requirements for all new developments that they should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.

5.0 The Applicants Case

5.01 The site has the benefit of a permission for the erection of a 3 storey x 40 bed care home (Class C2) with associated car parking and landscaping/amenity space. Due to the current economic climate it is not feasible to begin construction and operate the care home successfully. It is the intention to look at the permission and apply for reserved matters with construction within the specified two years after consent for the reserved matters.

5.02 The site has remained vacant for over 9 years and was the subject of unsociable behaviour and substance abuse. There were several reported incidents with Greater Manchester Police. The tenant therefore looked at temporary uses that may help to utilise the site whilst giving 24 hour security for the site.

5.03 Due to the lack of affordable and approved off-site car storage facilities associated with the airport, a number of private operators have looked for sites to use for meet and greet services. Day by Day Parking approached the tenant about the potential of using the site for a secure car storage compound. They became operation in the summer of 2012.

5.04 Through lack of knowledge no formal temporary change of use was sought from the City Council. This application is seeking to regularise the situation. The applicant feels that:

1. There is a strong demand from independent meet and greet operators who are unable to obtain on airport sites due to the monopoly control of the airport operator
2. Minimal prospect of the permitted care home being constructed on the application site due to the current economic climate
3. Would provide consumer choice and competition to the benefit of airport users and consumers
4. A temporary permission ensures that the local planning authority and the landowner has control over future use of the site

5.05 Elsewhere in the country where restrictive policies for airport related car parking outside the operational area are strictly controlled. There are examples, however, on appeal an Inspector had some sympathy for an appellant who was seeking to compete with London Stansted for provision of passenger car parking. The Inspector varied the enforcement notice to allow a 2 year compliance period.

5.06 The inspector concluded that were it not for such a restrictive policy then "the economic benefits of the business, combined with the site history and other considerations that I have mentioned, would in my assessment have outweighed the harm by reason of inappropriateness".

5.07 There is a need to keep the site secure until such time that it becomes economically viable to implement the extant permission. The operator of the meet and greet service is an **established family business** that strives to give the ultimate in service for Meet and Greet Parking and valeting services. They operate at all terminals and understand the importance of being flexible and easy to use. They aim to make parking arrangements as easy as possible to make sure that the experience of parking your car and travelling goes smoothly. The service is specifically designed to take away the hassle of parking a car each time you visit Manchester Airport.

Access

5.08 Access is from Selstead Road via a newly formed access with good visibility in both directions. The site is gated and secured 24 hours a day. As the site is a collection and storage site rather than a public car park there is a managed flow of cars in an out of the site, with no undue disturbance to the neighbours. A number of the close neighbouring properties are is favour of the site being used to avoid the anti-social behaviour that has occurred in the past. A number of letters are set out in the Appendix.

APPENDIX

m.barrow
73 selstead road
Manchester
M22ltp

To whom it may concern

I have no objection to the new car parking business on selstead road they seem very professional business also the staff are friendly and the site is clean and tidy there is no noise nuisance also I hope it brings new jobs to the area in the future.

Yours sincerely
Miss m barrow

Michelle barrow

Letters from Local Residents

Mr Alan Cook
32 Roltingclene Dr
Wythenshawe,
Manchester.
M22 1PJ.

To whom it may concern, at the Manchester City Council,

I am writing to you in regards to the Airport parking company, who are currently using the land on Selstead Rd, Woodhouse Park in Wythenshawe M22.

When the land was previously wasteland, we had nothing but problems. Such as vandelism, drug use and vermin problems rats and mice etc... Since they have taken over the land they cleaned it up and fenced it off.

My property runs to the back of the land. It is now alot more secure and overall we are very happy that they are there and pleased to see that it is not just wasteland anymore

A Cook

IN THE COUNTY OF GREATER MANCHESTER FW 0874

..... MANCHESTER CITY ..... Magistrates' Court ..... 1732 ..... Code

Date ..... 18th JULY 2013 ..... at ..... 19 30 ..... am/pm

Full name of informant ..... MICHAEL ALASTAIR QUINN .....

Rank, No. and Police Division ..... PC 11533 INPT 4 .....

pursuant to section 46 of the Firearms Act 1968 as amended by the Firearms (Amendment) Act 1988 states that there is reasonable ground for suspecting that an offence relevant for the purposes of section 46 of the Firearms Act 1968, that is to say

..... POSSESSION OF FIREARMS .....

has been or is being or is about to be committed at ..... 5 ST PAUL, SELSTEAD RD M/C .....

and the grounds for the said suspicion are .....

..... INFORMATION / POLICE INTELLIGENCE .....

.....

.....

.....

And I the undersigned Justice of the Peace am satisfied that there is such reasonable ground.

DIRECTION: To all the constables of the Greater Manchester Police Force
You are hereby authorised on one occasion within one month of the date hereof to enter the said premises, if necessary by force, and to search the said premises and every person found therein, and to seize and detain any firearm or ammunition which you may find on the premises or on any such person, in respect of which, or in connection with which, you shall have reasonable grounds for suspecting that an offence relevant for the purposes of the said section has been, is being, or is about to be committed.

COPY

I hereby certify this to be a true copy of the warrant issued by me this 18 day of 07

.....
Justice of the Peace

Warrant - Search Warrant for firearms
S.46 Firearms Act 1968
as amended by Firearms (Amendment) Act 1988 [Occupiers copy][For endorsement see over]

Evidence of Anti Social behaviour on the site