Planning Application for change of use - Supporting Statement

Prepared 1st January 2014

1. Introduction

This statement has been prepared in support of a planning application for change of use.

The site is located off Ellesmere Street, at the junctions of Bentinck and Cawdor Street - a site location plan is included within the planning application package.

The site is currently vacant scrub land with no build development. Manchester City Council own the site and have agreed to lease it to Britannia Basin Residents Association under a 'meanwhile lease' arrangement for an initial term of 12-months. The commencement date of the lease will be within 10 working days of planning approval.

It should be noted that whilst the initial lease is for 12-months, both parties have an 'in principle' agreement to extend this period subject to developer interest in the site.

2. What is Proposed?

Britannia Basin Residents Association propose to transform the vacant site into a community garden, open to all residents of the Britannia Basin area of Manchester.

All planting will be in raised beds to allow planting to be moved as and when the lease is no longer extended by M.C.C. A photo of the raised bed planters is included in this planning application package.

Planters will be arranged around the perimeter of the site, spaced to prevent vehicles encroaching onto the site. The planters will form a soft site boundary - it is not our intention to erect security fencing around the site due to it's communal nature and an absence of high value items on site.

It is intended to grow a combination of vegetables, cooking herbs, and flowering plants.

3. Ground Cover / Surface Finish

It is proposed to mechanically scrape off the existing top soil to a depth of 100mm. All arisings from topsoil removal will be taken to a licensed waste facility.

A recycled Type-1 granular sub-base will be laid to a depth of 50mm, with a 50mm layer of Tarmac Toptrec on top. A 120-type roller will be used to ensure adequate compaction of the Toptrec surface finish.

We have spoken with Tarmac technical representatives and are assured the combination of granular sub-base and Toptrec will give the gardens a permeable surface finish that will allow surface rain water to drain into the ground. A Tarmac Toptec brochure with images is attached for your information.

4. Management & Maintenance

Britannia Basin Residents Association can call on a group of volunteers to undertake regular maintenance of the garden. The group meets every six weeks as a minimum and has already undertaken several ‘community clear-ups’ of the site and the surrounding streets.

The site will be cleaned/maintained every 4-weeks as a minimum - during growing season, the site will be used several times a week and all members of the group are committed to maintaining a good standard of maintenance at the site.

Toptrec – Recycling Products & Services

Tarmac®



Toptrec: 100% recycled pathway material



Toptrec is one of Tarmac Recycling's innovative products arising as a solution to a particular customer's needs.

It is a 100% recycled pathway material made from selected waste products from highway reconstruction and maintenance works. It is usually 20mm down and has good compaction properties, is user friendly and provides an inexpensive but durable footpath surfacing, especially in rural situations.



Toptrec scooped 'Recycled Product of the Year' in 2000 at the National Recycling Awards – they seek to promote waste reduction, re-use, recycling and sustainable waste management.

PROVIDING SUSTAINABLE AGGREGATE SOLUTIONS

Toptrec Laying Guide

Recommended Sub-base:

- Toptrec should be laid on a well-drained, well compacted and stable sub-base such as Recycled Type 1 Granular sub-base from Tarmac Recycling.

General Recommendations:

- Use of an asphalt mini-paver is strongly recommended where width and topography allow.
- Must have supported edges such as tanalised timber edging.
- Where hand laying is necessary, care should be taken to avoid segregation of coarse and fine materials.

Laying:

- Thickness: 50-100mm.

Compaction:

- 120 type roller is recommended to ensure adequate compaction.

For further information on Toptrec and our other recycling products please call:

0800 1 218 218

www.tarmac.co.uk

Tarmac and the 'T' mark are registered trademarks of Tarmac Limited.

Tarmac®