

Our Ref: 267/CC

Manchester City Council

Planning

PO Box 532

Manchester

M60 2LA

Via the Planning Portal only Ref: PP-14421863

19th October 2025

Dear Sir/Madam,

**FULL PLANNING APPLICATION SUBMISSION AT LAND TO THE EAST OF CLUB STREET,
MANCHESTER M11 1GR**

I am instructed on behalf of KMM Homes to submit a full planning application that seeks the realignment of the approved car parking in association with the previously approved and now built development for 3 houses (ref: 133433/FU/2022), to a separate new 6 space car park.

A separate S73 application to vary the approved plans to ref: 133433/FU/2022 has been submitted.

This new full application for the construction of a private 6 space car park is submitted for these works as additional land is required.

At the time the previous planning permission reference 133433/FU/2022 was approved the land to the rear was not available for development and thus the development provided for three car parking spaces, two along Club Street and one in curtilage of Plot 1. The applicant is now able to bring forward this planning application as he has purchased the additional land (save for a small strip of land that is unregistered).

Initial pre-application engagement has been undertaken with Carl Glennon who provided recommendations in respect of the car parking court. Key consideration as a result of this has been given to the ability to further secure the car park court and matters of management to avoid any other third parties seeking to use the now proposed six spaces to be provided for use for the three properties approved under ref: 133433/FU/2022.

It is considered this revised car parking layout provides for a far better and comprehensive masterplan at the entrance to Club Street. The parking court will benefit from enhanced natural surveillance from the three properties, compared with the previously approved three car parking spaces off Club Street. Consideration of further security and management matters have been undertaken, including consideration of a two-leaf automatic swing gate has been part of the design appraisal. The gate could not open out onto the highway and opening inwards would mean it would block the first bay. This could not operationally work therefore.

A sliding gate has also been considered but this would in turn foul the path/ access at the rear of the properties.

Unfortunately, it is not possible to include a single swing automatic gate and at 6m wide it is not possible to source one for a housing scheme- from a design perspective the architect has advised that the scale of the gate would be disproportionate to the size of the parking court too.

Thus, telescopic bollards to each of the parking spaces will be provided, these will be lockable and each property will only have access to their own, thus allowing individual management of the spaces. The acceptability of the car parking court is also set out in detail in the Technical Note by Mode Transport, that accompanies the application and the Design and access Statement.

The previous trees that were on the site have now been removed but the BNG baseline assessment was undertaken when they were in situ and this is the assessment used to calculate the BNG.

Biodiversity enhancements whilst limited have been considered and in addition are provided through rich honeysuckle climbers to the car park court boundary fences. Honeysuckle is a primary choice for biodiversity as it provides an ample feeding ground to attract insets and for birds and bats. Offsite BNG is also provided.

The site area extends to just 619 sq.m and the application is presented as a minor application.

The council's planning application validation list has been assessed and the following documents are submitted in support of the planning application and deemed appropriate to aid the Local Planning Authority's determination.

The Application Submission

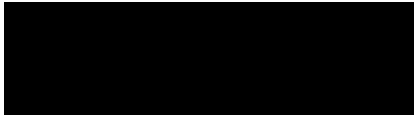
- Covering Letter
- Planning application form
- Certificate of ownership
- Design and Access Statement
- 7006_OCS-KMA-XX-XX-DR-A-7006-A3-P3_Location Plan (The Grove Car Park)
- 7007_OCS-KMA-XX-XX-DR-A-7007-A3-P4_Existing Site Plan (The Grove Car Park)
- 7008_OCS-KMA-XX-XX-DR-A-7008-A3-P5_Proposed Site Plan (The Grove Car Park).
- Car Park Technical Note
- BNG Offsite Provision Strategy
- P.1620.22.E05 Baseline Habitats
- P.1883.23 The_Statutory_Biodiversity_Metric_Calculation_Tool_-_Macro_enabled Gardens (submitted via email to Carl Glennon 19.10.25)
- P.1883.23 The_Statutory_Biodiversity_Metric_Calculation_Tool_-_Macro_enabled Management Company (submitted via email to Carl Glennon 19.10.25)
- The_Statutory_Biodiversity_Metric_Calculation_Tool Car Park

We look forward to working proactively with the Local Planning Authority towards a positive and swift determination.

Should you require anything further please do not hesitate to get in touch.

We look forward to hearing in due course.

Yours faithfully,



CAROL CLARKE

Planning Director

Enc As listed above