

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143549/FO/2025

Date registered valid: 25 July 2025

Proposal: Installation of a portacabin to provide locker space for a temporary period of 2 years

Address: Longley Lane Mrf, Longley Lane, Sharston, M22 4RQ

Ward(s): Sharston Ward

Applicant: Hannah Elliott, SUEZ Recycling and Recovery UK Ltd

Agent (if any):

Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 1 October 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 5 September 2025

Standard consultations:

Printed: 5 August 2025 Expired: 27 August 2025

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: 10 September 2025 Expired: 1 October 2025

Press advert

Published: 12 August 2025 Expired: 27 August 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site



The application relates to a household waste and recycling centre which comprises of a materials recovery facility, a green waste processing facility, depot offices and an education centre. The site for the portacabin relates specifically the car park east of the education centre.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

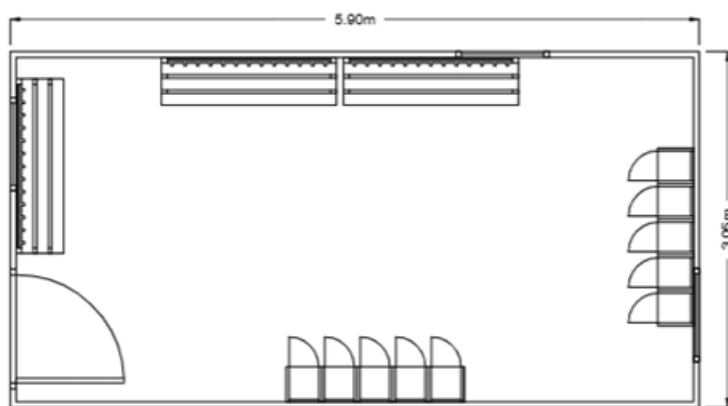
Description of area

The application is situated within an industrial area within the Sharston Ward of Manchester. The site is bounded to the north by a golf course and bounded to the south by North Cheshire Motorway.

Description of development

The applicant is seeking planning permission for the installation of a portacabin to provide locker space for a temporary period of two years.

Proposed Plans

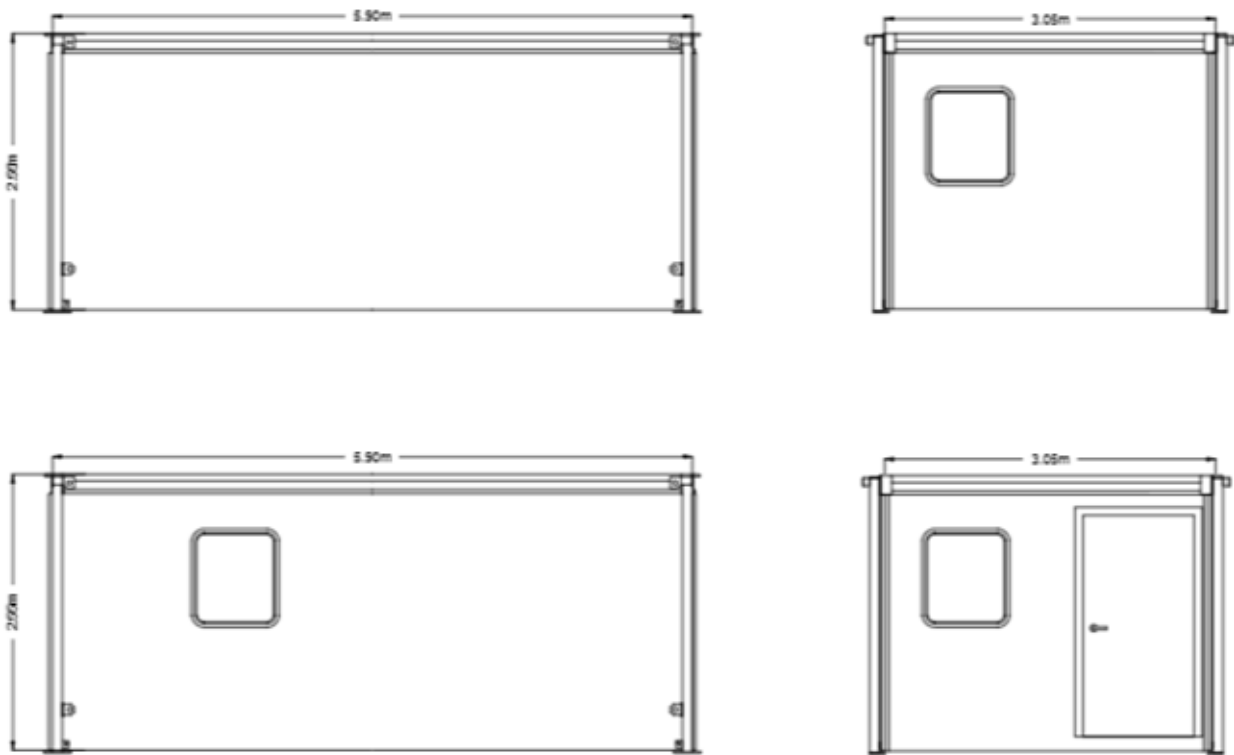


FLOOR PLAN

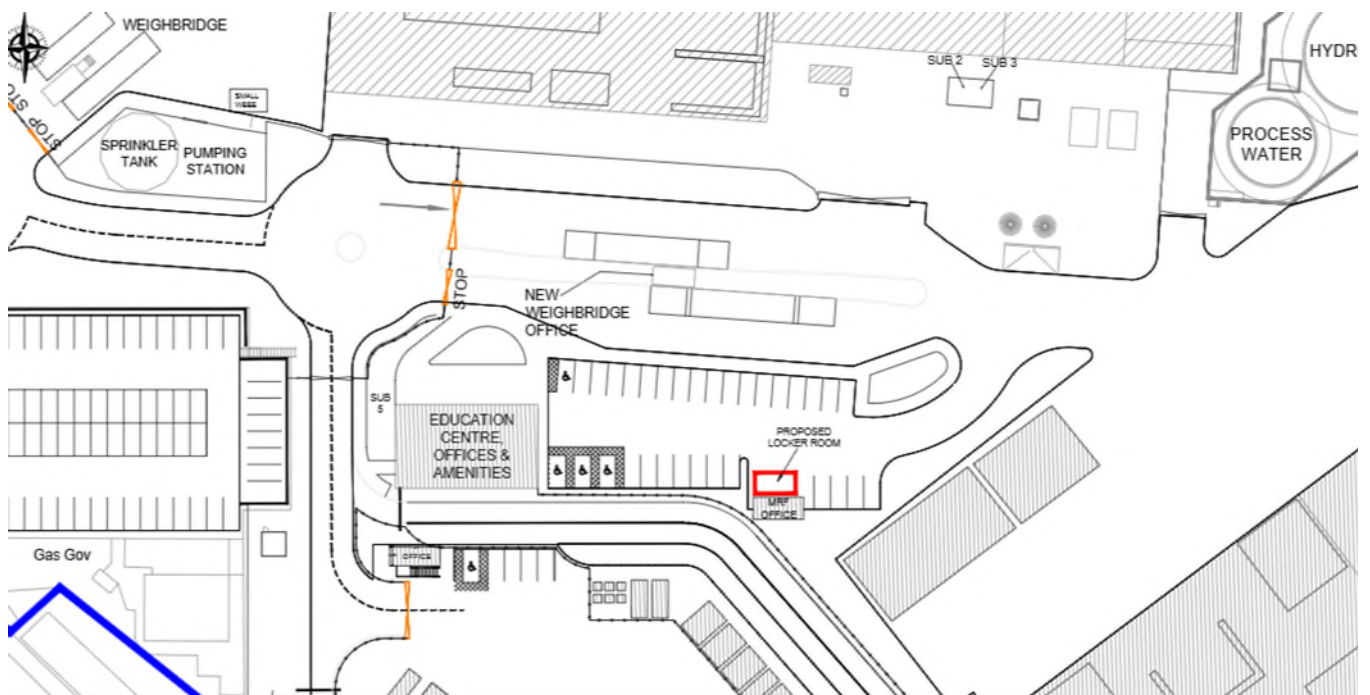


ROOF PLAN

Floor and roof plans



Proposed elevations



Site Layout Plan

Consultations & Notification Responses

Residents were alerted of the development by a site notice- *no comments or objections.*

Highway Services: *The site of the portacabin is within a larger industrial area. The actual location of the portacabin will be on a private car park for 41 cars. The portacabin will remove three car parking spaces from this car park. Car park space requirements are considered at the time of the original planning permission submission and can therefore be assumed to be adequate for its purpose. On the basis that it is for a two-year period, that the car park does not abut a public road and that the applicant is prepared to lose the three spaces, it can be assumed that they consider the business can accommodate the parking space reduction. Highways, in this instance will accept the parking space reduction. Highways have no other considerations on this application.*

Environmental Health: *No objections.*

POLICY

The following policies are considered relevant in the consideration of this application.

The Manchester Core Strategy- Development Plan Document 2012-2027 (The Core Strategy) was adopted by the City Council on the 11th of July 2012, it is a key document for the local plan which provides a framework that planning applications are assessed against.

Policy DM1- Development Management

Policy SP1- Spatial Principles

Policy EN1 – Design Principles

Places for Everyone- A long-term plan of nine Greater Manchester districts for jobs, new homes and sustainable growth, it has been published by the GMCA on behalf of the nine districts (Bolton, Bury, Rochdale, Oldham, Tameside, Stockport, Manchester, Trafford, Salford, Wigan) and took into effect and become part of the statutory development plan on March 21, 2024.

-Policy JP-P1: Sustainable Places.

Issues

Principle- The principle of providing locker space for employees is considered acceptable considering that it is for a two-year period and will provide improved facilities.

Design and Siting- The portacabin would measure 5.9m in length and 3.05m in width. It is proposed to be 2.55m tall. The proposed introduces three windows, to the front, rear and side and one door.

Pedestrian and Highway Safety- The proposal would not have a detrimental impact upon the current levels of pedestrian and highway safety in this part of the recycling centre. Considering that highways have no objections the proposal is considered to be acceptable in terms of highway safety.

Residential and Visual Amenity - As the proposed is located in the car park of the waste and recycling centre, the portacabin is not considered to give rise to any issues associated with residential amenity implications, including, overshadowing, introducing an overbearing feature or causing issues associated with privacy.

Considering the scale and design of the portacabin, combined to its relevance to the site, the proposal is not considered to harm the visual amenity of the area. The proposed design is

therefore considered to have minimal detrimental impact upon the street scene and visual amenity of the area, thereby according with policies DM1, EN1 and SP1 of the Core Strategy.

Conclusion

Given the above issues, it is considered that the portacabin is acceptable in terms of its impact upon visual and residential amenity and highways safety in accordance with Policies SP1, DM1 and EN1 of the Core Strategy and policy JP-P1 of Places for Everyone.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application and the applicant has been determined in a timely manner, in accordance with the policies with the development plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

- (1)** The permission hereby granted is for a limited period only, expiring on 31st October 2027 and the buildings, works and use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued. The land shall be reinstated within three months of the expiry of this permission in accordance with a scheme and timetable of implementation to be submitted to and approved in writing by the City Council as local planning authority.

Reason - In the interests of amenity and as the use and buildings are not considered to be an appropriate permanent use/development of the land, pursuant to policies SP1 and DM1 of the Core Strategy.

(2) The development hereby approved shall be carried out in accordance with the following documents:

Site layout plan, ref- LGY-PLN-0725-03

Proposed elevations, LGY-PLN-0725-04

Proposed floor and roof plan, ref- LGY-PLN-0725-05

Received on 25 July 2025

Reason- to ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Environmental Health

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Article 4 Direction - Wythenshawe PD Restriction - Class B1(c) To C3

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA