The application is submitted for NEPHRA Good Neighbours, a volunteer-based community service based in New Moston, who provide services to the local community with the aim of reducing isolation and loneliness. They run a variety of events, such as lunch clubs, coffee mornings and crafting sessions, as well as yoga sessions, iPad classes and social walks. In November 2023 NEPHRA Good Neighbours were awarded The King's Award for Voluntary Service, which is highest award a local voluntary group can receive in the UK and is equivalent to an MBE.

The application site is an existing allotment and community garden site located at Northfield Road, New Moston.

The site is run by NEPHRA Good Neighbours, who are a registered charity organisation. They run a varied weekly timetable of classes and events, such as Stitch and Knit Group, Sign Language classes and iPad classes, along with a successful meal on wheels service, befriending scheme and lunch clubs.

NEPHRA's headquarters are currently at 27 Parkfield Road North, around 300m to the south of the allotment site.

The surrounding area is predominately residential, with an apartment block adjacent tothe site to the north.

The site has been subject to the following planning applications:

▪ LPA Ref: 140130/FO/2024 - Installation of a single storey modular building

Approved November 2024; and

▪ LPA Ref: 106648/VO/2014/N1 - Erection of new steel container to act as site hut

for existing allotments and new detached building to form green toilet facility –

Approved October 2014; and

▪ LPA Ref: 053793/VO/NORTH1/98 – Erection of 2.4 metre high fencing –

Approved March 1998

The development proposal relates to the erection of a log cabin to be located within the allotment/community garden. The building will serve to be used by the clients and volunteer community with tables, chairs and tool storage, for the purpose of the allotment.

There is an existing metal cabin on site which is to be demolished in favour of the new log cabin. The metal cabin is no longer fit for purpose all year round owing to high maintenance costs. The new log cabin will therefore serve as an important local community facility.

It is proposed that the use of the new log cabin will operate on a like for like basis as the existing metal cabin.

The log cabin will be sited to the rear left corner boundary of the community garden. At present this area is grassed. The existing access from Northfield Road will be unaffected by the proposals.

In terms of its external appearance, the log cabin will be treated timber all round with uPVC door and windows, which will be much more appropriate to the community garden look and feel, compared to the existing metal cabin.