



**DALCOUR
MACLAREN**

Planning Supporting Statement

Client: Cadent Gas Limited

Project: EP – Fog Lane

Date: June 2025



Project Details

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Contents

1	Introduction.....	5
1.1	Background to the Planning Application.....	5
1.2	Site Location.....	5
2	Proposed Development.....	7
2.1	Description of Development.....	7
2.2	Need for the Proposed Development.....	8
2.3	Need for Planning.....	8
2.4	Pre-App Advice.....	9
2.5	Construction Methodology.....	9
3	Environment and Planning Considerations.....	12
3.1	Landscape.....	12
3.2	Ecology and Biodiversity.....	12
3.3	Arboriculture.....	13
3.4	Archaeology and Heritage.....	15
3.5	Water Environment.....	15
3.6	Highways and Traffic.....	15
3.7	Noise.....	16
3.8	Lighting.....	17
3.9	Public Rights of Way.....	17
4	Planning Policy Review.....	18
4.1	Environmental Impact Assessment.....	18
4.2	National Planning Policy Framework.....	18
4.3	Local Planning Policy.....	20
5	Planning Appraisal.....	21
5.1	Principle of Development.....	21
5.2	Sustainable Development.....	21
5.3	Design.....	22
5.4	Infrastructure Provision.....	22
5.5	Natural Environment and Open Green Space.....	23
5.6	Public Footpaths and Access.....	24
5.7	Noise.....	24
6	Conclusion.....	25

Appendices

- Appendix 1 Land off Fog Lane_Preliminary Ecological Appraisal Report_Final
- Appendix 2 Land off Fog Lane_Biodiversity Net Gain Report_Final
- Appendix 3 PR-0226-24 Fog Lane Park – Statutory Biodiversity Metric 1.1
- Appendix 4 Arboricultural Impact Assessment_Fog Lane Park
- Appendix 5 Arboricultural Method Statement_Fog Lane Park

Drawings

Drawing No.	Title	Scale
20250409_23005981_PLN_LOC_1.1	Location Plan	1:1250
1858-DG-0001	Existing Block Plan	1:200
1858-DG-0002	Proposed Block Plan	1:200
1858-DG-0003	Site Elevation View	1:100
SO-26309	GRP Heavy Duty Kiosk General Arrangement	1:50

1 Introduction

1.1 Background to the Planning Application

- 1.1.1 Dalcour Maclaren (DM) has been instructed by Cadent Gas Limited to seek full planning permission for the installation of a kiosk to house a gas governor in Fog Lane Park, Manchester, M20 6SN. The proposed works also include for an adjacent area of hard standing for the parking of site operative maintenance vehicles, and perimeter fencing.
- 1.1.2 The development is required to replace the existing underground gas governor on the corner of Parrs Wood Road/Fog Lane Junction (NGR: SJ 85560 91689). This gas governor is inadequate for the current network, unable to accommodate future demand, and susceptible to flooding and leaks.
- 1.1.3 This supporting statement to the application being made to Manchester City Council, sets out the need and principle of development and appraises the proposal against both local and national planning policies.

1.2 Site Location

- 1.2.1 The proposed development is located at Fog Lane Park, Fog Lane, Didsbury, Manchester, Greater Manchester, M20 6SN (NGR: SJ 85457 91769), as shown on plan ref 20250409_23005981_PLN_LOC_1.1 and on Figure 1 below, hereafter referred to as 'the Site'.



Figure 1 - Aerial Imagery of the Proposed Site and permanent access demarcated by the red line boundary (Google Earth, 2025)

1.2.2 The Site is located within an undeveloped area of Fog Lane Park, which consists of mixed scrub and an area of partially vegetated hard standing. The Site is separated from the wider publicly accessible park by fencing and is accessed via an existing concrete path which connects to Parkville Road to the north. The Site is bounded by:

- A concrete path and vegetation to the east, beyond which is Fog Lane Park and Parrs Wood Road
- Dense vegetation to the north, south, and west, beyond which is:
 - Residential developments to the south along Fog Lane
 - A pond and Fog Lane Park to the west
 - Open field in Fog Lane Park to the north

2 Proposed Development

2.1 Description of Development

- 2.1.1 The proposed development involves the installation of a new gas governor kiosk in Fog Lane Park. The kiosk will be sited on a base of stone chippings with fencing to the perimeter. In addition, a small area of asphalt hard standing is proposed immediately south of the kiosk for the parking of maintenance operatives' vehicles. The existing access gate, palisade security fencing and wall fencing is to remain in-situ.
- 2.1.2 The Site is located within an undeveloped corner of the park which can be accessed via an existing concrete path in Fog Lane Park. The proposed construction works will use a temporary access off Parrs Wood Road, however permanent access for maintenance will be provided via the existing vehicular access off Parkville Road to the north-west of the site. The Site entrance will be secured by the existing vehicle access gate.
- 2.1.3 As shown in plan ref *SO-26309* and *1858-DG-0002*, the details of the proposed works are as follows:

Proposed Gas Governor Kiosk:

- Dimensions: 5.92m (l) x 3.33m (w) x 2.67m (h)
- Capacity: 52.64m³
- Material: Glass Reinforced Plastic
- Finish: Textured – 14C 39 (British Racing Green)

Parking and Associated Hardstanding:

- Material: Asphalt
- Total area: approx. 8.0m x 4.8m

Fencing:

- The kiosk will be surrounded by wooden post and rail fencing (brown), which will be 1.3m in height.
- Total length: 35.4m

- 2.1.4 As a statutory undertaker for gas transport, Cadent Gas benefit from permitted development rights set out under Part 15, Class A of the GPDO. In association with the installation of the gas governor kiosk, Cadent propose to lay an underground pipe to connect the new gas governor within Fog Lane Park to the existing gas main. The underground pipe will be laid to the east of the proposed kiosk connecting to Parrs Wood Road.

- 2.1.5 During the construction period, temporary vehicular access to the Site will be provided from Parrs Wood Road, which is an unclassified road. This temporary access is considered to constitute permitted development under Part 2, Class B (means of access to a highway), in addition to Part 4, Class A (temporary buildings and structures) of the GPDO.
- 2.1.6 Cadent Gas and their appointed contractors will agree any required licenses for highways works and footpath closures with Manchester City Council and the Highways Licenses Team prior to any works commencing.

2.2 Need for the Proposed Development

- 2.2.1 The development is required to replace the current underground gas governor in situ which is at the junction of Fog Lane/Parrs Wood Road. The existing governor needs replacing with a bigger above ground unit to support the current network and the anticipated increased demand in the future. Additionally, the below ground unit is prone to flooding and leaking. Therefore, the works are necessary for the safeguarding and the integrity of the gas network and continued customer supply.
- 2.2.2 The installation of the new kiosk will be in accordance with the relevant industry standards and guidance from the institution of Gas Engineers and Managers (IGEM/TD/13 Ed. 3)

2.3 Need for Planning

- 2.3.1 For clarity, this application relates to the installation of:
- Gas Governor Kiosk
 - Parking and Associated Hardstanding
 - Fencing
- 2.3.2 By virtue of exceeding the permitted development thresholds of 29 cubic metres in capacity under Part 15 Class A(b) of the GPDO, the new gas governor kiosk will require planning permission.
- 2.3.3 Additionally, the installation of permanent parking at the Site will require planning permission due to the requirement to install hardstanding and the permanent change of use of this area of the Site.
- 2.3.4 It is considered that the proposed 1.3 metre high post and rail fencing can be installed under permitted development (PD) rights as outlined in Part 2 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO). However, for completeness, the fencing is detailed on the accompanying planning drawings and forms part of this submission.

2.4 Pre-App Advice

- 2.4.1 DM, on behalf of Cadent Gas, has liaised with Manchester City Council and the Highways Licenses Team to seek informal pre-application advice for the proposed works on 24th May 2024. The response was received on 18th June 2024, and is summarised below:
- No objection, subject to a full assessment of its impact on existing tree coverage, any ecological features, and residential amenity.
 - In addition to standard planning drawings, the application will require:
 - Ecology appraisal
 - BNG assessment
 - Tree Age and Condition Survey/Method Statement for working in proximity to retained trees
 - Information on plant/machinery associated with the gas governor, including any noise generated
 - Detailed drawings of proposed vehicular access to Parrs Wood Road, paying particular attention to sightlines
- 2.4.2 Please see Appendices 1-5 for the requested Preliminary Ecology Appraisal (PEA), BNG Assessment and Metric, Arboricultural Impact Assessment and Arboricultural Method Statement.
- 2.4.3 DM and Cadent Gas have engaged with the Council's Land Team and Parks Officer, including site meetings on the 6th July 2023, and 16th January 2024. The Lease and Easement for the kiosk installation and underground pipe installations were completed on 09th May 2025. Liaison with the Council's Land Team – comprised of Trasiah Lester, Georgia Cayton and Russell Kennaugh – along with Park Officer John Keys, have been ongoing since June 2023. This includes site meetings on the 6th July 2023, 16th January 2024 and 27th September 2024.
- 2.4.4 The Heads of Terms were formally agreed between parties on 4th July 2024. Following this, the Lease and Easement Agreements between Cadent and the Council's legal representatives were finalised on 9th May 2025.

2.5 Construction Methodology

- 2.5.1 Construction is anticipated to take place in late autumn 2025, subject to the proposal receiving planning permission. The construction period is expected to last approximately 14 weeks, with the development required to be completed by March 2026. A summary of the construction activities and anticipated timescales can be found below:

- Gas governor installation within park - 6 weeks
- Pipe laying within park - 3 weeks
- Pipe laying and commission/decommissioning within highways - 5 weeks

- 2.5.2 All vegetation clearance required in association with the works will be undertaken outside of bird nesting season (March – September) where possible. In the event vegetation removal is necessary outside this period, an Ecological Clerk of Works (ECoW) will be present to undertake pre-works checks to identify any active nests and monitor construction activities.
- 2.5.3 The construction hours will be limited to standard working hours (07:30-17:00 Monday to Friday, 08:00-13:00 Saturdays, no working Sundays and Bank Holidays).
- 2.5.4 As stated previously, the Site will be accessed via an existing concrete path in Fog Lane Park (north of the Site) with temporary construction vehicle access taken off Parrs Wood Road (east of the Site). This will require the park entrance access off Parrs Wood Road to be temporarily closed for the duration of the works. This will also include proposed works to lay the connecting underground pipe from the proposed gas governor up to the entrance from the road.
- 2.5.5 It is anticipated that the works for the temporary access and underground pipe installation will require the temporary closure of the bus stop, removal of a small section of hedgerow, and temporary removal of the park sign to give enough room for access. The safety rail in the footway will also need to be removed, which we will be replaced with new when complete. Liaison with Manchester City Council's Park Officer are ongoing and footpath closures and highways/street works licenses will be agreed with the Council's Park Officer and Highways team and will be in place prior to work commencing.
- 2.5.6 During construction, there will be a temporary increase in construction traffic travelling to and from the Site. This is likely to result in a slight, short-term increase in traffic flows along Parrs Wood Road.
- 2.5.7 The construction machinery will include:
- 1 x 3T excavator
 - 2 x work vans
 - 1 x 3T Dumper

- 1 x flatbed wagon with Hiab but only for two visits (one to bring the governor in and one to bring the kiosk in)
- 1 x grab wagon

2.5.8 Construction traffic routes, including routes for disposal of material, will be managed through the Construction Environmental Management Plan (CEMP) and Construction Traffic Management Plan (CTMP).

3 Environment and Planning Considerations

3.1 Landscape

- 3.1.1 The Site is not located within proximity to any statutory landscape designations, such as a National Landscape (formerly Area of Outstanding Natural Beauty), Country Park, National Park, or Common Land, nor is the Site located within Green Belt.
- 3.1.2 The Site is not located within a Landscape Character Area (NCA), however it is within Manchester Conurbation National Character Area (55). This NCA is predominantly urban with visible high-rise buildings located in the city centre. It is characterised by dense urban, industrial, commercial and financial development. Notably, this character area is intersected by a network of green infrastructure.
- 3.1.3 The proposed development is considered to have a negligible impact on the Manchester Conurbation NCA due to its location within an unused, remote area of Fog Lane Park which is currently fenced off from public access. Given the location and nature of the proposal, further assessments or measures are not considered to be necessary.
- 3.1.4 The materials and colour specifications for the new equipment have been carefully chosen to minimise any visual impact that may result from their installation. The proposed works have been kept to the minimum size necessary and are not excessive in height. In addition, the Site is screened from Fog Lane Park by trees and existing boundary fencing and wall. It is not proposed that any of the boundary vegetation will be removed to facilitate the development.
- 3.1.5 As a result, it is considered highly unlikely that the proposed development will be prominent in the landscape or affect the visual amenity of nearby receptors.

3.2 Ecology and Biodiversity

- 3.2.1 The Site is not located within or near to any ecological or arboricultural designations, such as a Site of Special Scientific Interest (SSSI), Special Protection Area (SPA), Special Area of Conservation (SAC), or Local Nature Reserve (LNR).
- 3.2.2 However, the proposed development will require some vegetation removal, therefore a Preliminary Ecological Appraisal (PEA) was carried out by Styles Ecology Ltd in June 2024 to identify the habitats on Site and to assess the potential for any protected species. This report also identifies any potential impacts on the ecological designations and any mitigation strategies required. The report can be found in Appendix 1.

3.2.3 The key findings and recommendations of the report are:

- No further surveys are recommended
- Bats: No buildings suitable for bat roosting, and trees have no roost potential. No further surveys are required.
- Tall vegetation and woodland are valuable for commuting and foraging bats, therefore work should avoid harsh lighting. No night working is required therefore a bat-sensitive lighting plan is not required.
- Birds: No impacts on specially protected raptors like barn owls. Dense scrub is valuable for general breeding birds; any work during breeding season (March-September) should be preceded by a professional ecologist's check for nesting birds within 48 hours.
- Badgers, reptiles, invertebrates, and Great Crested Newts: No evidence within the site, no further surveys or mitigation are needed.
- Hedgehogs: Occasional presence likely. Reasonable Avoidance Measures (RAMs) should be used during construction to avoid impacts.
- Amphibians: Low suitability for common amphibians, but frogs and toads may be present. If encountered, handle with care and relocate safely. If newts are found, cease work and consult an ecologist.

3.2.4 A Biodiversity Net Gain (BNG) Assessment has also been undertaken by Styles Ecology Ltd in June 2024. All habitats contained within the survey area were conditioned assessed followed by the calculation of Biodiversity Net Gain (BNG baseline and post-development Biodiversity Units (BU)).

3.2.5 The key findings of this report are:

- On-site baseline biodiversity value is 0.05 units, therefore to achieve a 10% net gain the scheme needs to deliver 0.055 habitat units (rounded up to 0.06 units).
- On-site enhancement is not possible, will the full footprint of the development being utilised to make the proposals feasible.
- 0.06 habitat units will be sourced off-site from an appropriate habitat bank/register within the Manchester City Council boundary, dependent on habitat unit availability.

3.3 Arboriculture

3.3.1 There are no arboricultural designations within or in proximity to the Site, including an Ancient Woodland or Tree Preservation Order (TPO).

- 3.3.2 There are a number of trees on the Site which require removal to facilitate the proposed development. As such, a tree survey in accordance with BS5837:2012 was undertaken at the Site in July 2024 by Matthew Lally at Lally Tree Management. The report presents an Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS) intended to support this planning application (see Appendix 4 and 5).
- All trees designated for removal are Category C trees, which include 2 individual trees, 2 tree groups, and 1 section from another tree group.
 - Pruning is required for one Category B tree and one Category B woodland.
 - Branches from W16 are low over the footpath, and the crown should be lifted to facilitate access (recommended the crown of T2 is raised to a height of 4m over the proposed construction area).
 - Excavation will be carried out using hand tools for T2, to avoid direct damage to the bank of roots.
 - Root pruning will be supervised by an Arboricultural Consultant (T2).
 - Trees should be inspected for bird nests before any pruning or removal activities.
- 3.3.3 The report also includes several recommendations for protective measures, such as:
- Pre-commencement site meeting with an arboriculturist to explain tree protection measures and discuss possible fencing or ground protection adjustments
 - Use of protective fencing and ground protection if construction access affects the RPA. This will prevent soil compaction.
 - Arboricultural supervision for excavation and root pruning (within the Root Protection Area (RPA) of T2).
- 3.3.4 Given that the development requires tree removal, replacement tree planting is recommended. A variety of native tree species will ensure a varied age class and improved wildlife habitat. The extent of mitigation planting will be agreed with the Local Planning Authority. Additionally, root pruning and access facilitation pruning will be carefully conducted under arboricultural supervision to preserve tree health and longevity.
- 3.3.5 If all recommendations within the report are followed, the long-term health of the retained trees is expected to remain unaffected.

3.4 Archaeology and Heritage

- 3.4.1 The Site is not located within or in proximity to any statutory heritage designations, such as a World Heritage Site, Scheduled Monument, Conservation Area, Listed Building or Registered Park and Garden.
- 3.4.2 The nearest Listed Building is the Parish Church of St Nicholas (Grade II*) which is located 465m south-east of the works. Due to the distance, the works will not have any direct or visual impacts on the Listed Building or its curtilage. The Site is also in proximity to the City of Manchester Old Broadway Conservation Area 1991, which is located 415 north-west of the site. Due to the distance and the scope of works, there will be no impacts on the Conservation Area or its setting.
- 3.4.3 A search of the Historic Environment Records (HER) as available on Heritage Gateway returned 2 HER records within 250m of the Site, both of which are located 250m from the Site: Monument number 1430576, and Catterick House. Due to the distance, these will not be a constraint and the archaeological potential is considered to be very low.

3.5 Water Environment

- 3.5.1 The Site is situated within Flood Zone 1, which has an annual flooding probability of less than 0.1%. It is also at very low risk of surface water flooding. There are no Environment Agency (EA) Main Rivers or Ordinary Watercourses in close proximity, therefore a Flood Risk Assessment or Ordinary Watercourse Consent is not required to support this application.
- 3.5.2 There is one pond located 30m west of the Site, therefore this pond has been assessed for its potential to support great crested newts (GCN) during the PEA survey. As previously mentioned, no evidence of GCN was found and the pond was given a poor Habitat Suitability Score (HSI) of 0.03.
- 3.5.3 The Site is not within a Groundwater Source Protection Zones/Nitrate Vulnerable Zone or an Internal Drainage Board area.

3.6 Highways and Traffic

- 3.6.1 The permanent access to the Site once operational will be via the existing vehicular access located off Parkville Road and via the existing track, as shown in plan ref 20250409_23005981_PLN_LOC_1.1. Access to the Site will be infrequent and for maintenance visits only.
- 3.6.2 The works will also require the installation of a temporary vehicular access off Parris Wood Road (unclassified) for construction purposes and to lay the underground pipework. The temporary access is required for deliveries and taking materials to the Site for construction, given that it would not be

suitable to take the long access via the park (Parkville Road) for this purpose.

- 3.6.3 The temporary access route follows an existing hardstanding path, however, will require the removal of a metal fence/safety barrier and the potential temporary closure of a bus stop. Given the street furniture that would need to be temporarily removed or relocated (e.g. bin, parking sign, fence, and potentially a bus shelter to ensure visibility), Cadent Gas will seek advice from the Street Works Team, Highways License Team and Park Officer at Manchester City Council and will agree all licenses as necessary prior the commencement of works.

3.7 Noise

- 3.7.1 During construction, there will be noise and vibration generated above the levels currently at the Site. The nearest residential receptors are located 20m to the south-east of the Site along Fog Lane. Additionally, the works are located within Fog Lane Park which is publicly accessible.
- 3.7.2 Any increase in noise and vibration impact will be temporary and short in nature. Where possible, infrastructure such as the kiosk, will be prefabricated off-site to minimise construction duration and disruption. All plant, vehicles and machinery will be maintained in good condition and will be switched off when not in use to minimise construction noise and pollution to nearby receptors. All works will be conducted within standard working hours to minimise disruption to local residents.
- 3.7.3 General measures to reduce noise levels during construction will be implemented, including:
- Avoiding unnecessary revving of engines and switching off equipment;
 - Minimising drop height of materials
 - Starting up plant and vehicles sequentially, rather than all together.
 - Ensuring machinery is appropriately serviced in line with manufacturers recommendations;
 - Ensuring all machinery utilises 'smart' reversing siren technology to minimise unnecessary noise when reversing.
- 3.7.4 The gas governor itself is to be housed within a kiosk. The operation of the proposed gas infrastructure is not likely to generate noise that would be significant enough to create a nuisance.

3.8 Lighting

- 3.8.1 It is not expected that nighttime work will be necessary. However in the event that security lighting or nighttime illumination is required, it will be low level and directional. This will prevent any increase in the brightness on-site, therefore not impacting any local ecological features.

3.9 Public Rights of Way

- 3.9.1 The Site is in proximity to a Public Rights of Way (PRoW): Footpath FPP 194 is located 330m east, and there is an on-road cycle route located 110m east.
- 3.9.2 Given the distance, it is assumed these will not be impacted by the works or require any temporary diversions.

4 Planning Policy Review

4.1 Environmental Impact Assessment

- 4.1.1 The proposed development is not considered to be Schedule 1 or 2 development under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The proposed development does not match any of the descriptions within Schedule 1 or 2 and is also not located within a 'sensitive area' as defined by these regulations.

4.2 National Planning Policy Framework

- 4.2.1 The National Planning Policy Framework (NPPF) was issued in March 2012 and was most recently amended in February 2025. The NPPF sets out the planning policies set by the Government for England and how they should be applied to planning decisions. The NPPF supersedes all previous planning policy and guidelines. Additionally, it sets out that planning law requires that applications for planning permission be determined in accordance with the Local Development Plan unless material considerations indicate otherwise.

- 4.2.2 The planning policies within the NPPF relevant to this planning application are given below:

- 4.2.3 Paragraph 11 states that:

“plans and decisions should apply a presumption in favour of sustainable development...for decision taking this means; approving development proposals that accord with an up-to-date development plan without delay”

- 4.2.4 Chapter 2, paragraph 8 states that: *“achieving sustainable development means that the planning system has three overarching objectives:*

An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective – to support, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generation; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well being; and

An environmental objective – to protect and enhance our natural built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and

pollution, and mitigation and adapting to climate change, including moving to a low carbon economy.”

4.2.5 Paragraph 20, ‘Strategic Policies’ states that:

“Strategic policies should ... make sufficient provision for:

b) Infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal changing management, and the provision of minerals and energy;”

4.2.6 Paragraph 39 goes on to indicate that:

“Local Planning authorities should approach decisions on proposed development in a positive and creative way....and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible.”

4.2.7 Paragraph 103 recognises that:

“Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities”.

4.2.8 Paragraph 104 goes on to state that:

“Existing open space, sports and recreational buildings and land, including playing fields and formal play spaces, should not be built on unless:

a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements”.

4.2.9 Paragraph 131 of the NPPF states that:

“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable in communities”.

4.2.10 Therefore, the presumption in favour of sustainable development should apply here. The new gas governor is required to ensure health and safety policies of Cadent Gas are upheld and to be in accordance with the relevant industry standards and guidance from the institution of Gas Engineers and Managers (IGEM) along with internal Cadent Gas policies and procedures. The development is to be sited on under-utilised land within the park which is not publicly accessible and as such, the proposal will not be to the detriment of existing open space provision. It is considered that any impacts of the proposed development can be sufficiently mitigated and

that any harm that may be identified are outweighed by the need to provide a safe and sufficient gas supply to the area.

4.3 Local Planning Policy

- 4.3.1 Section 38 of the Planning and Compulsory Purchase Act 2004 replicates the provisions of Section 54A of the Town and Country Planning Act 1990 (as amended) and requires that where in making any determination, regard is to be held to the Development Plan, and that determination shall be made in accordance with the Plan unless material considerations indicate otherwise.
- 4.3.2 The current adopted Local Plan for the area is the Manchester Local Plan, which consists of the following 5 documents:
- Places for Everyone Joint Development Plan Document (DPD) for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 to 2039 (Adopted in March 2024)
 - Core Strategy (Adopted July 2012)
 - Extant Unitary Development Policies (UDP)
 - Greater Manchester Joint Waste DPD (Adopted in April 2012)
 - Greater Manchester Joint Minerals DPD (Adopted in April 2013)
- 4.3.3 Additionally, Greater Manchester Infrastructure Framework 2040 provides guidance for existing infrastructure investment and guides planning for future infrastructure needs.
- 4.3.4 The policies relevant to the proposed development are listed in Table 1 below, with a full planning policy appraisal provided in Section 5.

Policy No.	Policy Description
Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 to 2039	
Policy JP-S1	Sustainable Development
Policy JP-S6	Resource Efficiency
Policy JP-G6	Urban Green Space
Policy JP-D1	Infrastructure Implementation
Core Strategy (Adopted July 2012)	
Policy CC 9	Design and Heritage
Policy EN10	Safeguarding Open Space, Sport and Recreation
Extant Unitary Development Policies (UDP)	
DC22.1	Footpath Protection
DC26	Development and Noise

5 Planning Appraisal

5.1 Principle of Development

5.1.1 There is no one policy within the Manchester City Council Local Plan documents that is specific to this proposal. Nonetheless, it is considered that the installation of the new kiosk, required to house essential gas infrastructure, and the associated fencing and parking accords with the wider visions and objectives of these plans by promoting development to manage and facilitate sustainable growth for the area, particularly in the context of climate change.

5.2 Sustainable Development

5.2.1 The proposed development aligns with the principles set fourth in Policy JP-S1 of the Places for Everyone Joint DPD, which emphasises the Council's commitment to proactively securing development that enhances the economic, social and environmental conditions within the county (as outlined in the NPPF above). The existing gas governor is in an area prone to flooding, therefore the proposed development will support the gas network in the area by providing additional protection and durability, especially considering the increasing impacts of climate change. It will also reinforce the resilience of essential utilities, ensuring uninterrupted service provision to the existing and future residents.

5.2.2 The economic, social and environmental benefits of the proposed development are outlined below:

- **Economic:** In accordance with Cadent Gas' duty as per the Gas Act 1986, the proposal allows for the development and maintenance of an efficient and economic system for the supply of gas, fulfilling the NPPF requirement to coordinate the provision of infrastructure.
- **Social:** The proposed development is required to ensure that Cadent Gas can meet the projected increase in customer demands and continue providing a safe and reliable supply of gas to its customers, whilst eliminating the flood risk which faces the existing gas governor. This accords with the NPPF requirement to ensure healthy communities as well as allowing for new development proposed in the area as part of the Local Plan ambitions.
- **Environmental:** The Site is not located within or near any statutory or non-statutory environmental or landscape designations. The proposed development promotes the effective use of land by siting the kiosk on an unused area of Fog Lane Park with low ecological potential. The kiosk has been designed sensitively so as to be in keeping with the

surrounding landscape. Further, the proposal will deliver a biodiversity net gain through off-site provision, which is to be secured prior to the development commencing. As such the development will not cause unacceptable harm to the character or appearance of the area and will deliver an overall net gain for biodiversity.

5.2.3 For the reasons set out above, the proposed development accords with Policy JP-S1 of the Places for Everyone Joint DPD.

5.3 Design

- 5.3.1 Policy JP-S6 of the Places for Everyone Joint DPD and Policy CC9 of the Core Strategy highlight the importance for new building designs “to be of the highest standard in terms of appearance and function” and encourages the use of sustainable construction measures and resource efficiency to “reduce carbon emissions...and adapt and future proof to the impact of climate change”.
- 5.3.2 The proposed development comprises the installation of a new kiosk to house essential gas governor equipment. The kiosk has been designed with careful consideration of its surroundings to ensure minimal visual impact. It is the minimum size required to accommodate the necessary equipment and will have an external green finish, allowing it to blend with the park setting and natural environment. The kiosk is to be positioned in an unused corner of the park, an area that does not serve recreational or functional purposes. The placement benefits from existing screening, including trees/vegetation and fencing, which provide an additional visual buffer. This ensures that the development will not result in an adverse impact on the amenity of the area or disrupt the park’s overall character.
- 5.3.3 Additionally, the location of the proposed gas governor will eliminate the current flood risk which faces the existing gas governor, and ensure Cadent Gas can continue to provide a safe and reliable supply of gas to their customers, protecting their future gas supply from further flooding and climate change.
- 5.3.4 It is therefore considered that the proposed development accords with Policy JP-S6 of the Places for Everyone Joint DPD and Policy CC9 of the Core Strategy.

5.4 Infrastructure Provision

- 5.4.1 Policy JP-D1 of the Places for Everyone Joint DPD states that Greater Manchester authorities will all work with infrastructure providers to ensure that local infrastructure can support future developments. Specifically, it highlights the importance of working with key utility providers, such as Cadent Gas, to guarantee that there is sufficient capacity in the existing

infrastructure to meet the demands of new developments and future growth. By doing so, the policy prevents overburdening of existing systems, and support the overall economic and social growth of Greater Manchester.

- 5.4.2 The installation of a new gas governor will reduce the overburdening of existing gas infrastructure as well as reducing the flood risk facing the current gas governor. This will ensure a reliable gas supply system which can support an increased demand.
- 5.4.3 The proposed development aligns with Policy JP-D1 by creating sustainable and resilient infrastructure, which is capable of adapting to changing demands and climate change impacts. Ensuring a reliable gas supply improves the quality of life for residents, providing them with reliable energy for heating, cooking, and other essential needs.
- 5.4.4 Therefore, the proposed works align with policies set forth in the Places for Everyone Joint DPD, by providing sustainable and resilient gas infrastructure capable of accommodating future demands.

5.5 Natural Environment and Open Green Space

- 5.5.1 Policy JP-G6 of the Places for Everyone Joint DPD and Policy EN10 of the Core Strategy discuss the importance of enhancing and protecting open spaces and urban green spaces. Therefore, development on open spaces must demonstrate that “the site has been demonstrated to be surplus for its current open space” and that the development would not impact on the Council’s ability to improve “the network of existing open spaces, increase accessibility to green corridors, and enhance biodiversity”.
- 5.5.2 The proposal is located within an unused area of Fog Lane Park which is currently fenced off and not open to the public. The land does not serve any recreational purpose and is not ecologically designated, therefore the proposal is considered to be in surplus land that does not benefit open space or urban green spaces. The main recreational areas of the park will not be impacted by the permanent works with no loss of green open space accessible to the public.
- 5.5.3 Additionally, the Places for Everyone Joint DPD states that developments must deliver no less than 10% biodiversity net gain. A Preliminary Ecological Assessment (PEA) and BNG Assessment have been conducted (see Section 3.2) to provide measurable recommendations to achieve the 10% net gain. As on-site enhancement is not possible, will the full footprint of the development area being utilised to make the proposals feasible, the development will deliver off-site BNG via a habitat bank, ensuring compliance with local and national planning policy. The assessments also

propose measures to mitigate against any potential ecological impacts on local species and habitats, therefore protecting the surrounding natural environment.

- 5.5.4 It is thus considered that the proposed development does not compromise the Council's ability to enhance the network of open spaces or improve access to green corridors. Instead, it presents an opportunity to make effective use of underutilised land whilst ensuring that environmental objectives are met through biodiversity enhancements, aligning with Policies JP-G6 and Policy EN10.

5.6 Public Footpaths and Access

- 5.6.1 Policy DC22.1 of the Extant Unitary Development Policies (UDP) – Citywide Development Policies emphasises that development will not be permitted that “would result in unacceptable inconvenience to local pedestrian movement”.
- 5.6.2 As shown in plan ref *20250409_23005981_PLN_LOC_1.1*, Cadent will utilise the access path off Parkville Road for long-term maintenance of the gas governor which is expected to require infrequent visits only. Given that this is an existing access, this will minimise any potential inconvenience to the public.
- 5.6.3 The temporary access from Parrs Wood Road will be managed carefully to ensure minimal disruption, however there will be a temporary closure of this park entrance and access which is to be agreed with the Parks Officer and Council's Street Works team.
- 5.6.4 Following development completion, Cadent will ensure that the park pathway used for the temporary access is reinstated and remains in good condition and accessible for pedestrians.

5.7 Noise

- 5.7.1 Policy DC26 of the Extant Unitary Development Policies (UDP) – Citywide Development Policies states that the Council will take into account the effect of new development which may generate high levels of noise, especially when in proximity to “open land used frequently for recreational purposes” or in proximity to residential areas.
- 5.7.2 The proposed gas governor is situated within an unused section of Fog Lane Park. This location choice minimises any potential disruptions to the park's recreational users and nearby residents, and it will not produce any permanent increase in noise levels in the surrounding area. Any increase in noise during the construction works will be temporary and only last for the duration of the construction activities.

6 Conclusion

- 6.1.1 The proposed development involves the installation of a new gas governor kiosk in Fog Lane Park, including perimeter fencing and the installation of maintenance site operatives' parking adjacent to the gas governor kiosk.
- 6.1.2 The development is required to replace the existing underground gas governor in a nearby location which is prone to flooding and needs upgrading to cope with the increased current and future demand.
- 6.1.3 This statement and supporting information supplied within this application have demonstrated that the proposed development accords with both national and local planning policy and guidance and that it aligns with the sustainable development principles of the NPPF.
- 6.1.4 The development effectively repurposes under-utilised land whilst integrating appropriately into the local surroundings through careful siting and design. The supporting ecological and arboricultural reports confirm that, with appropriate precautionary working methods and mitigation, there are no significant ecological impacts anticipated. Furthermore, the new gas governor will not result in the loss of any accessible public open space within Fog Lane Park, ensuring its environmental and recreational value is upheld whilst supporting essential infrastructure improvements.
- 6.1.5 In view of the information provided within this statement, it is considered that there are no material reasons why planning permission should not be granted.



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