MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140620/FO/2024
Date registered valid:	26 November 2024
Proposal:	Use of car park as temporary site compound for 12 months in association with nearby housing improvement works
Address:	Bridgelea Pupil Referral Unit, Ashgate Specialist Support Primary School, Crossacres Road, Manchester, M22 5DR
Ward(s):	Sharston Ward
Applicant:	Adrian Waywell, Wythenshawe Community Housing Group
Agent (if any):	
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Refuse
Date of recommendation:	**17 January 2025**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 10 January 2025

Standard consultations: Printed: 17 December 2024 Expired: 10 January 2025

Neighbour notifications: Printed: 17 December 2024 Expired: 10 January 2025

Site notice: No site notice has been produced

Press advert: No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

Listed building: Not applicable

Conservation area: Not applicable

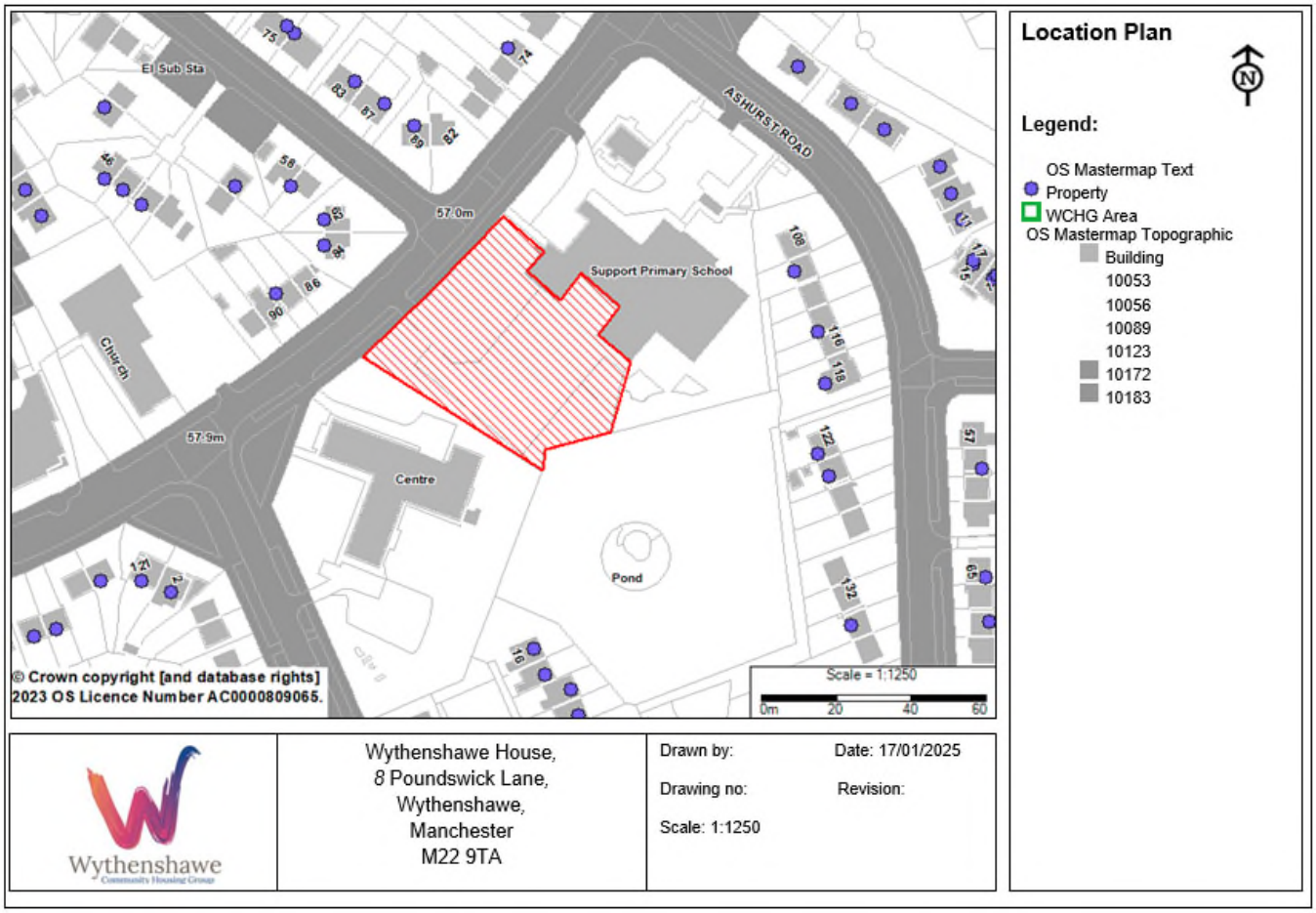
Tree Preservation Order: Not applicable

The application relates to an area of disused land previously used in association with Bridgelea Pupil Referral Unit as a car park. The site predominantly consists of tarmacadam hardstanding, though smaller grassed areas are also present within the site edged red. It is bordered by high-level green-powder coated mesh security fencing and features a row of young trees to its northwestern boundary with larger trees also present within the confines of the site.

The site is bounded and accessed off Crossacres Road to the northwest, the former Bridgelea Pupil Referral Unit to the northeast, a grassed area and pond to the southeast and Age UK Manchester, Crossacres Resource Centre to its southwest.

The surrounding area is predominantly residential in terms of its character, consisting of terraced and semi-detached dwellinghouses, with Crossacres Primary Academy also located within the near vicinity of the site.





Submitted location plan







Description of development

The applicant is seeking permission for the use of car park as temporary site compound for 12 months in association with nearby housing improvement works.

Planning history

No relevant history.

Consultations & Notification Responses

One letter of objection was received in response to this application. Their concerns are summarised as follows:

- The proposal would exacerbate existing traffic, parking, and highways safety issues in the area.

Environmental Health requested conditions relating to the hours of use of the compound, the hours of delivery, external plant/equipment/servicing, a scheme for the storage and disposal of refuse, and temporary time restriction, be attached to the decision notice.

Highways Services requested additional information relating to:

- The vehicular and pedestrian access arrangements to the compound,
- The existing use of the car park and total number of parking spaces lost as a result of the proposal,
- Onsite parking arrangements for contractors,
- Estimated number of vehicles expected per day (including the size of these vehicles),
- A swept path analysis demonstrating the manoeuvrability of the largest expected vehicle,
- A dilapidation survey of the surrounding highway,
- An up-to-date site plan showing the location of all storage containers, welfare facilities, waste storage areas and loading/unloading areas,
- A traffic management plan.

Informative notes relating to licensing, hoarding, scaffolding and temporary traffic and pedestrian management were also requested.

Policies

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

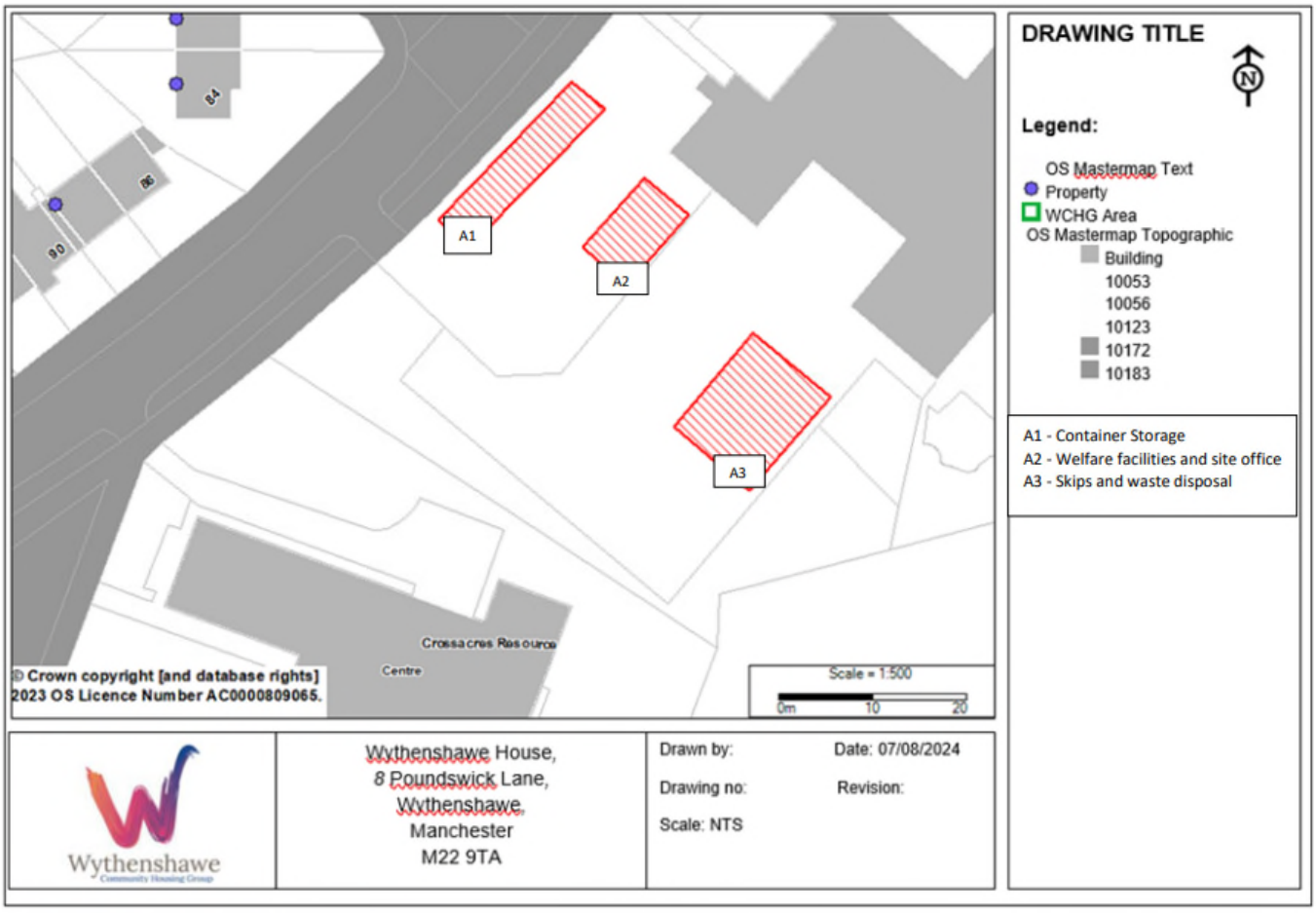
The Town and Country Planning (Development Management Procedure) (England) Order 2015

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

The National Planning Policy Framework (NPPF, 2024)
- Chapter 12 – Achieving Well-Designed Places

Places for Everyone - is 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 and took effect and became part of the statutory development plan on March 21, 2024.

- Policy JP-P1: Sustainable Places



Submitted proposed site plan

Issues

Insufficient information – the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) provides general requirements for the submission of planning applications, namely that these should be accompanied by a plan which identifies the land to which the application relates and any other plans, drawings, and information necessary to describe the development, which is the subject of the application.

With this in mind, it is considered that the information submitted under this application fails to meet the requirements set out in this Order on account of the inadequacy of the information submitted in describing the proposal itself as well as its impact upon the surrounding highway network. These issues are set out more clearly below.

Despite the scope of the proposed works and their potential to impact the surrounding highway network, it is considered that the information submitted to support and justify the proposal is insufficient, lacking the level of detail required for the application to be supported and approved by the City Council.

The application fails to provide a sufficiently detailed site plan which provides details of the exact layout of the site compound including the location of all storage containers, welfare facilities, waste storage areas and loading/unloading areas. It is acknowledged that a site plan has been provided (received on the 7th August 2024), however it is considered that this drawing fails to provide the level of detail required to fully understand the proposed internal layout of the site compound as well as movement and navigability in and around the site.

Further to this, application also fails to provide sufficient details of the following areas, as requested by Highways Services:

- The total number of car parking spaces present on site and the quantity of these that will be temporarily lost as a result of the works.
- Onsite parking arrangements for contractors associated with the site compound,
- A swept path analysis demonstrating the manoeuvrability of the largest expected vehicle,
- A dilapidation survey of the surrounding highway,
- An up-to-date site plan showing the location of all storage containers, welfare facilities, waste storage areas and loading/unloading areas,
- A traffic management plan.

Therefore, given the quality and accuracy of the submitted information in describing the proposal as well as the uncertainty of how the proposal may impact the surrounding highway network, the City Council is unable to support this application, as it conflicts with the principles set out under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Conclusion – on this basis, it is considered that the information submitted to date is insufficient, failing to provide the necessary details which would allow for the proposal to be fully understood as well as its impact upon the surrounding highway network, contrary to the principles set out under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), policies SP1 and DM1 of the Manchester Core Strategy, policy JP-P1 of Places for Everyone and chapter 12 of the National Planning Policy Framework.

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 polices 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: Refuse

Article 35 Declaration

Significant issues arising from the accuracy and adequacy of the submitted plans and information have arisen during the consideration of this application and a satisfactory resolution has not been reached.

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

1) The drawings and information submitted to date are inaccurate, insufficient, and inadequate. Corrected plans and additional details have been requested but not submitted; therefore, given the quality, accuracy, and adequacy of the submitted drawings and information, and the uncertainty of how the proposal may impact the surrounding highway network, the City Council is unable to support this application, as it conflicts with the principles set out under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), policies SP1 and DM1 of the Manchester Core Strategy, policy JP-P1 of Places for Everyone and chapter 12 of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Corporate Property
Greater Manchester Police

132 Ashurst Road, Manchester, M22 5BD
H3G (MAN12081), Communication Station Opposite 2, Peel Hall Road, Manchester, M22 5DG
High Grove Club, 1 Peel Hall Road, Manchester, M22 5DG
116 Ashurst Road, Manchester, M22 5BD
112 Ashurst Road, Manchester, M22 5BD
12 Cartridge Close, Manchester, M22 5DS
80 Crossacres Road, Manchester, M22 5AB
68 Crossacres Road, Manchester, M22 5AB
6 Cartridge Close, Manchester, M22 5DS
7 Cartridge Close, Manchester, M22 5DS
1 Cartridge Close, Manchester, M22 5DS
130 Ashurst Road, Manchester, M22 5BD
124 Ashurst Road, Manchester, M22 5BD
110 Ashurst Road, Manchester, M22 5BD
90 Crossacres Road, Manchester, M22 5BS
84 Crossacres Road, Manchester, M22 5BS
Crossacres Resource Centre, Crossacres Road, Manchester, M22 5DG
64 Crossacres Road, Manchester, M22 5AB
82 Crossacres Road, Manchester, M22 5AB
126 Ashurst Road, Manchester, M22 5BD
16 Cartridge Close, Manchester, M22 5DS
14 Cartridge Close, Manchester, M22 5DS
10 Cartridge Close, Manchester, M22 5DS
8 Cartridge Close, Manchester, M22 5DS
4 Cartridge Close, Manchester, M22 5DS
2 Cartridge Close, Manchester, M22 5DS
5 Cartridge Close, Manchester, M22 5DS
3 Cartridge Close, Manchester, M22 5DS
78 Crossacres Road, Manchester, M22 5AB
76 Crossacres Road, Manchester, M22 5AB
74 Crossacres Road, Manchester, M22 5AB
66 Crossacres Road, Manchester, M22 5AB
114 Ashurst Road, Manchester, M22 5BD
108 Ashurst Road, Manchester, M22 5BD
87 Croftlands Road, Manchester, M22 9ZD
85 Croftlands Road, Manchester, M22 9ZD
83 Croftlands Road, Manchester, M22 9ZD
81 Croftlands Road, Manchester, M22 9ZD
92 Crossacres Road, Manchester, M22 5BS
62 Croftlands Road, Manchester, M22 9ZD
60 Croftlands Road, Manchester, M22 9ZD
58 Croftlands Road, Manchester, M22 9ZD
88 Crossacres Road, Manchester, M22 5BS
86 Crossacres Road, Manchester, M22 5BS
56 Croftlands Road, Manchester, M22 9ZD
54 Croftlands Road, Manchester, M22 9ZD
89 Croftlands Road, Manchester, M22 9ZD
128 Ashurst Road, Manchester, M22 5BD
122 Ashurst Road, Manchester, M22 5BD

120 Ashurst Road, Manchester, M22 5BD
118 Ashurst Road, Manchester, M22 5BD

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA