

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140324/FO/2024
Date registered valid: 10 July 2024
Proposal: Installation of barriers and bollards to existing car park
Address: Brookway Retail Park, Altrincham Road, Manchester, M23 1DN
Ward(s): Brooklands Ward

Applicant: Paul Golds Reassure Ltd
Agent (if any): Mrs Ellen Kitson, Kitson Architecture Ltd
Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 03/09/2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 19/08/2024

Standard consultations:

Printed: 12 July 2024 Expired: 2 August 2024

Neighbour notifications

Printed: 12 July 2024 Expired: 2 August 2024

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

The application site relates to a car park shared by several businesses on the Brookway Retail Park, just off the Altrincham Road via a dedicated junction. Presently, the site has space for 298 car parking spaces across 0.95 hectares.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is located on the Altrincham Road (A560), the area is dominated by large commercial buildings spaced out along the A560, with Tesco Extra opposite the site and Brooklands library & Dixons Academy next to the site, residential houses border the west of the site however these are separated with fencing and vegetation and have direct access to the site.

Description of development

The applicant is seeking permission to install barriers, swing posts, height restrictors and bollards to the existing car park for security purposes and to prevent anti-social behaviour.

Consultations & Notification Responses

Local residents, as per appendix 1 – 1no. comment received in support of the application believing it will help prevent anti-social behaviour at the site.

Manchester City Council Highways – Comments received raised concerns regarding the following aspects of the proposal:

- $\frac{3}{4}$ swing posts do not have catch posts, further justification for this required.
- Van parking bays beyond height restrictors could limit access

- Loss of 4no. parking spaces
- Potential reduced manoeuvrability to the van parking bays adjacent to the restrictor

Policy

The Manchester Core Strategy Development Plan Document 2012-2027 –

The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas

Extant Unitary Development Plan (UDP)

The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- E3.3 – Environmental Improvement and Protection

Places for Everyone

Places for Everyone (2022-2039) – 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.

The following policies are relevant:

- JP-S1- Sustainable development

The National Planning Policy Framework (December 2023)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- Chapter 8. Promoting healthy and safe communities.
- Chapter 12. Achieving well-designed and beautiful places.

Principle

The proposal would include 4no. swing height restrictors, 5no. fixed height restrictors, 10no. hoop barriers and 32no. bollards with a new road sign at the site entrance to advise restrictions.

The proposals are required to combat a recent increase in unauthorised parking and antisocial behaviour at the car park.

The principle of the security measures is acceptable. Matters which require consideration are whether the sitting, scale and appearance of the measures are acceptable together with any impacts on the local highway network.

Visual Amenity

The height restrictors and hooped bars would prevent unauthorised vehicles from entering the central section of the car park, with bollards placed in many of the non-parking spaces to prevent unauthorised parking on these sections and prevent any long clear runs of the car park.

The height restrictors would measure 7m wide and 2.3m in height, in high visibility yellow finishes. The swing barriers would measure 7m wide and 2.75m in height also finished in a yellow finish. Bollards would measure 1m in height and would be striped alternating in black and yellow colours to ensure they stand out and reduce the risk of a collision.

Impact on Highways

The proposal does not impinge on the local highway network. Highway Services initially raised concerns and requested further justification in relation to the loss of car parking spaces and the day-to-day use of swing posts – These have been resolved by the client and Highways Services has no objection to the proposal.

Conclusion

Given the above issues, it is considered that the proposed bollards, height restrictors and swing posts are acceptable in terms of principle, impact on visual amenity and the highways network as they broadly comply with policies DM1, SP1, EN1 of the Core Strategy

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 application 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. 3-year time limit:

The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. Specified plans:

The development hereby approved shall be carried out in accordance with the following drawings and documents:

- Location Plan – 04 July 2024.
- Proposed Elevations – Ref: 579-024 – 04 July 2024.
- Site Plan – 04 July 2024.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services

81 Gateacre Walk, Manchester, M23 9BA
97 Gateacre Walk, Manchester, M23 9BA
93 Gateacre Walk, Manchester, M23 9BA
71 Gateacre Walk, Manchester, M23 9BA
69 Gateacre Walk, Manchester, M23 9BA
67 Gateacre Walk, Manchester, M23 9BA
61 Gateacre Walk, Manchester, M23 9BA
Aldi, 580 Altrincham Road, Manchester, M23 9SR
Pets At Home, Brookway Retail Park, Altrincham Road, Manchester, M23 9BL
63 Gateacre Walk, Manchester, M23 9BA
WICKS PLC, Unit 4, Brookway Retail Park, Altrincham Road, Manchester, M23 9BL
MATALAN, Units 2-3, Brookway Retail Park, Altrincham Road, Manchester, M23 9BL
B&M RETAIL LIMITED, Unit 1, Brookway Retail Park, Altrincham Road, Manchester, M23 9BL
87 Gateacre Walk, Manchester, M23 9BA
79 Gateacre Walk, Manchester, M23 9BA
77 Gateacre Walk, Manchester, M23 9BA
75 Gateacre Walk, Manchester, M23 9BA
73 Gateacre Walk, Manchester, M23 9BA
65 Gateacre Walk, Manchester, M23 9BA
59 Gateacre Walk, Manchester, M23 9BA
101 Gateacre Walk, Manchester, M23 9BA
99 Gateacre Walk, Manchester, M23 9BA
95 Gateacre Walk, Manchester, M23 9BA
89 Gateacre Walk, Manchester, M23 9BA
85 Gateacre Walk, Manchester, M23 9BA
83 Gateacre Walk, Manchester, M23 9BA
91 Gateacre Walk, Manchester, M23 9BA

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA