

Application number: 138323/FO/2023

Proposal: The partial change of use of the car park to the west of New Acre House to Storage and Distribution

Location: New Acre House, Shentonfield Road, Manchester, M22 4RW

Supporting statement setting out how the land is proposed to be used, including details of the frequency of deliveries and collections and numbers and types of vehicles accessing the land; how access to adjacent premises is to be retained.

Redburn Groundworks and Landscaping Ltd, an established neighbouring business, is seeking to extend its operational yard, which is currently situated adjacent to our property, New Acre House. We wish to provide further details regarding this proposal and address the specific points raised by the council.

Why do Redburn require the additional yard space?

By way of introduction, Redburn specialise in the installation of underground services to domestic properties including cable television infrastructure. They have recently secured several long-term arrangements which has seen the company's turnover grow substantially.

Redburn currently hold a long-term lease with Shentonfield Properties for the land at plot 64, Shentonfield Road, Sharston Industrial Estate. This land currently contains a storage building, external industrial racking and a set of 4 aggregate bays which store granular products including sand and stone and measure 18m x 8m x 2.6m high.

Redburn are currently in the process of leasing part of our offices within New Acre House, and this includes an area of car park between the leased offices and Redburn's existing yard area.

The change of use planning application is being made to;

- Create a "one way" traffic management system to remove the need for vehicles to reverse and complete three-point turn manoeuvres to leave the yard.
- Relocate egress away from the junction of Shentonfield Road and Carrsfield Road.
- Facilitate additional night-time parking spaces for Redburn's company vehicles.

Proposed Land Use:

Our intention is to sublet our car park land to Redburn for the expansion of their groundworks yard. This will involve the relocation of the existing fence separating our property, New Acre House, from Redburn's yard. The purpose of this extension is to provide Redburn with additional space to conduct their operations efficiently and safely.

It is planned to store the following materials within the area of land;

- Sand
- Gravel
- Type 1 Limestone
- Type 6F2 recycled stone
- Precast concrete products

No more than 60 tonnes of each of the above materials will be held in storage at any time.

Frequency of Deliveries and Collections:

Both EDAM Group and Redburn are committed to minimising disruptions, including reducing traffic and parking to the surrounding area.

Redburn receive approximately 160 tonnes of “bulk” aggregates per week which equates to 8 deliveries. They also receive up to 12 deliveries of plant and consumables making a total of 20 bulk deliveries per week. It is not envisaged (and there are no plans) to exceed this frequency at any point in the future.

It is not intended that the proposed change of use will significantly increase the quantity of materials and deliveries being currently received. Many of Redburn’s work areas are some distance away from Shentonfield Road and they operate satellite compounds to store plant and materials for the neighbourhoods in which they work.

As previously explained the change of use will assist with the expansion of available land area, which will mostly benefit traffic management and the efficiency of their business.

Waste collections for Redburn will take place once a week from the refuse point at the front exit to their property.

Waste collections for New Acre House will take place twice a week from the east side of the property. Mail deliveries and collections for New Acre House will take place on a daily basis as usual from the reception at the east side of the building.

Numbers and Types of Vehicles Accessing the Land:

Redburn envisage the following numbers and types of vehicles accessing / egressing the land.

- 4nr Hot Boxes 18,000kg gross plated weight (secure overnight parking)
- 3nr Grab Waggons 32,000kg gross plated weight (secure overnight parking)
- 10nr commercial tippers (secure overnight parking)
- 8nr Tipper waggons 32,000kg gross plated weight (weekly aggregate deliveries)

Retention of Access to Adjacent Premises:

Access to adjacent premises, specifically Acre House to the west and New Acre House to the east, will be preserved throughout this development. The change of use will not impede fire access routes from New Acre House as a new pedestrian gate will be installed to allow office workers adequate egress. The separating fence will be relocated to separate the rear pathway of New Acre House from Redburn’s yard.

Redburn will retain their current entrance for yard access and will exit from the current car park exit. This will have the benefits of increasing internal parking for their vehicles, and prevent their trucks parking and turning on the road.