

**APPEAL REF:** APP/B4215/W/23/3314646

**SITE ADDRESS:** Land at junction of Parrs Wood Lane, East Didsbury,  
Manchester M20 5AA

### **CASE MANAGEMENT CONFERENCE SUMMARY NOTE**

1. The appointed Inspector is Claire Searson MSc PGDip BSc (Hons) MRTPI IHBC. The event will open at 10.00am on 23 May 2023.
2. The Council may wish to draw the attention of interested parties to this Note. At the very least, it is recommended that a copy be posted on the Council's website. A copy will be placed on the planning portal.
3. The appeal relates the refusal of permission for the erection of a 6-storey residential building comprising 75no apartments together with ground floor residential amenity space, landscaping, cycle parking, car parking and associated works at Land at Junction of Parrs Wood Lane, Manchester M20 5AA.
4. As set out in the Statement of Common Ground (SoCG) dated March 2023, the Council have confirmed that they do not intend to contest the three reasons for refusal, set out in the Decision Notice dated 2 August 2022.
5. The Inspector notes that this is based upon further highways information which includes:
  - A Manual Traffic Survey (3 November 2022)
  - Automatic Traffic Survey (3-9 November 2022)
  - LinSig Modelling work and independent audit by JCT Consulting (February 2023)
  - On-Street Parking Survey (4-5 November 2022).
6. Copies of this additional information should be sent to the Inspector **ASAP**.
7. The additional information should also be subject to further public consultation **ASAP**. This should also include a covering letter which makes clear the Council's revised position. Notification letters should also reflect the changes to the Inquiry proceedings.
8. Having considered the views of the parties, the Inspector considers that the event format should remain as an Inquiry. It is anticipated that this will last for two days, with a third day kept in reserve. This will be reviewed as necessary.
9. The Council will confirm if they are able to facilitate livestreaming of the event. The Council should also confirm the venue **ASAP**.

10. In light of local concern, the Inspector considers that the main issue in this case relates to the effect of the proposed development upon Highway Safety.
11. Other matters raised by local residents (for example character and appearance) will also be considered.
12. There will also be a discussion on planning matters including the need for the development, planning policy context, public benefits and the planning balance.
13. The Inspector therefore requires formal proofs of evidence to be submitted by the appellant on highways and planning matters. Written statements may also be submitted on other matters (for example design) in order to address comments made by interested parties. These should be submitted by **25 April**.
14. The Council will be present at the Inquiry in an assisting capacity only. However, further to the submitted SoCG, the Inspector requires the Council to submit further statements setting out in greater detail the reasons the Council considers the updated information to have addressed their concerns in terms of highways and planning matters. On the latter, it is important that the Inspector is clear on whether the Council consider that the development would now accord with the Development Plan, or whether their position is that the planning balance now falls in favour of the grant of consent. These should be submitted by **25 April**.
15. There is no reference in the Rules or the Procedural Guide to supplementary or rebuttal proofs and PINS does not encourage the provision of such. However, where they are necessary to save Inquiry time, copies should be provided no later than **9 May**. It is important that any rebuttal proofs do not introduce new issues.
16. In terms of the format of the Inquiry, following her opening comments on the first day of the Inquiry, the Inspector will invite an opening statement from the Appellant. The Council may wish to make a short oral statement setting out their revised position, but is not required to do so. She will then hear from any interested parties who wish to speak.
17. The appellants will then present their evidence in chief on highways matters. There will be no formal cross examination, however questions will be raised by the Inspector. Any questions from interested parties will also be put to the witness, through the Inspector. The same format will be used for planning evidence.
18. The appellant will advise the Inspector if they wish to present other evidence on any other topic, however at this stage it is anticipated that this could be dealt with by written submissions only. This will be kept in review.
19. The Inspector will then lead round table discussions on conditions and the planning obligations. The Council will participate in these discussions. This will then be followed by closing submissions from the appellant.

20. An unaccompanied site visit will take place to the appeal site at a time to be agreed with parties, following an agreed itinerary. This should reflect matters raised by interested parties.
21. The Inspector requires conditions to be submitted in a Word document, so that she can make detailed comments to issue to parties ahead of the round table session on this.
22. A final draft obligation should be submitted accompanied by the relevant office copy entries and an updated CIL Compliance Statement prepared by the Council. The statement must contain a fully detailed justification for each obligation sought. These should be submitted by **9 May**.
23. Time will be allowed after the Inquiry for submission of a signed version of the obligation.
24. A list of Core Documents should be worked up and agreed between the appellant and the Council, held on a website so that interested parties may access them as required.
25. Any documents submitted once the Inquiry has opened will be recorded as Inquiry Documents on a separate list, overseen by the Inspector. Any new documents produced at the Inquiry will need to be sent to the Inspector via the Case Officer and cross-copied to other parties.
26. Copies of notification letters to interested parties of the Inquiry arrangements should be provided to the Inspector by **9 May**.

*C Searson*  
INSPECTOR

29 March 2023

## **Annex 1: Summary Timetable:**

|                            |                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ASAP/Ongoing</b>        | <ul style="list-style-type: none"><li>• Updated highways evidence to the Inspector</li><li>• Further consultation of Interested Parties relating to the updated evidence and covering letter</li><li>• Details of proposed witnesses (Appellant)</li><li>• Council to advise on IT technology and venue</li><li>• Core Documents list to be agreed between parties and placed on dedicated website</li></ul> |
| <b>25 April 2023</b>       | Deadline for submission of: <ul style="list-style-type: none"><li>• proofs of evidence and other matters statements (Appellant)</li><li>• written statements (Council)</li></ul>                                                                                                                                                                                                                             |
| <b>9 May 2023</b>          | Deadline for submission of: <ul style="list-style-type: none"><li>• any necessary rebuttal proofs</li><li>• final draft planning obligation and relevant office copy entries</li><li>• CIL Compliance Statement (Council)</li><li>• a copy of the letter from the Council to interested parties notifying them of the Inquiry arrangements</li></ul>                                                         |
| <b>Tuesday 23 May 2023</b> | Inquiry opens 10.00 am                                                                                                                                                                                                                                                                                                                                                                                       |