

Planning
Manchester City Council
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Our ref EKPS/220608/KD

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Planning Portal

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FAO David Lawless

15 March 2023

Dear Sir or Madam,

Application for installation of a Bus Shelter, Icon 2, Global Logistics Hub, Manchester Airport

On behalf of our client, THG, we are pleased to submit a planning application which seeks approval for the installation of a Bus shelter adjacent to Icon 2, Global Logistics Hub, Manchester Airport.

Site Location

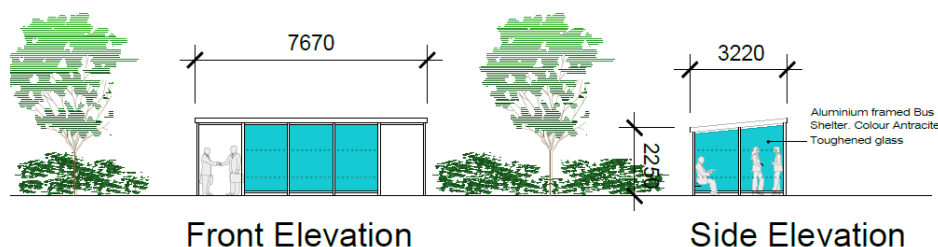
The Site is located within the Global Logistics Hub at Manchester Airport under the jurisdiction of Manchester City Council. The Site comprises a large, operational warehousing facility (ICON 2) within a wider industrial area known as the Global Logistics Hub.

The Site is not located within a Conservation Area, an area of outstanding natural beauty; a National Park; or a World Heritage Site. There are no known Article 4 directions which cover the site.

Proposed Development

This full planning application seeks consent for the erection of a bus shelter adjacent to the existing bus stop at ICON 2. The proposed bus shelter will provide shelter for employees waiting to alight the shuttle buses back to Manchester Town Centre / Manchester Airport Rail Hub.

The shelter, as shown in the submitted plans and **Figure 1** below, will be 7.67m (l) x 3.22m (w) x 2.5m (h) and the aluminium will be finished to a Anthracite Colour, with toughened glass. A continuation of the existing retaining wall in this area will be required to facilitate the erection of the bus shelter. The shelter will complement the existing bus stop, and there is no proposed intensification for the bus stop itself (in terms of number of bus services).



^ Figure 1 Proposed Elevations

Supporting Documents

1. The application submission comprises the following:
2. This Covering Letter;
3. Application Form, Certificates and Requisite Fee¹;
4. Architectural Drawings prepared by Webb Gray comprising:
 - Site Location Plan;
 - Existing Site Plan;
 - Proposed Site Plan; and,
 - Proposed Bus Stop Details.

Relevant Policy Considerations

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in the determination of planning applications.

Consequently, the main policies of relevance are considered to be:

- Manchester's Core Strategy ("CS") policies SP1, Spatial Principles, and DM1, Development Management ; and
- Unitary Development Plan ("UDP") extant policy DC14 (Shop Fronts and Related Signs).

CS Policy SP1 outlines the spatial priorities for Manchester, noting that proposals in all parts of the city should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character.

CS Policy DM1 also advises that proposals should seek appropriate siting, layout, scale, form, massing, materials and detail; and consider any impacts on the surrounding areas in terms of the design, scale and appearance of the proposed development.

UDP Policy DC14 advises that the Council will seek to ensure that proposals are in keeping with the character of the building and adjoining buildings, of adjoining shopfronts, where appropriate, and of the area within which the premises are located.

Appraisal of Proposals

Visual Amenity

It is considered that the proposed shelter is functional in its appearance and is in keeping with the architectural form of the adjacent warehouse building.

With consideration of the existing industrial nature of the area and associated developments in the vicinity of the application site, it is not considered that the proposed bus shelter will be an inappropriate feature within the street scene and consequently will not adversely impact the visual amenity of the area.

¹ The fee of £234.00 has been paid online via the planning portal.

The proposals accord with the relevant material policy considerations, notably by being in keeping with the character of the building and local area and by being appropriately scaled, positioned and designed, as per the requirements of CS Policy SP1, CS Policy DM1, and UDP Policy DC14.

Summary and Conclusions

To conclude the proposed bus shelter will provide a functional space for employees of the THG warehouse to wait for the shuttle bus back to Manchester City Centre or Manchester Airport Rail Interchange. The proposals will encourage employees to make use of the Shuttle Bus system, promoting sustainable transport modes, particular within the winter months. The proposed shelter is functional in its appearance and will not appear as an incongruous feature within the surrounding industrial landscape.

The proposals accord with the relevant material policy considerations, notably by being in keeping with the character of the building and local area and by being appropriately scaled, positioned, and designed, as per the requirements of CS Policy CS Policy SP1, CS Policy DM1, and UDP Policy DC14.

It is therefore respectfully requested that consent is granted without delay.

We trust the above information is sufficient for you to validate this application. If you have any questions then please come back to us by email (katie@euankellie.co.uk) or by 'phone (07496 641 812).

Yours faithfully,



Katie Daniels MRTPI

Director

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