



140 A Kirkmanshulme
Lane, Longsight, M12
4WB

LDC Statement

Application for certificate of
Lawful Development for a
coach and minibus company
with associated car parking
and repairs on site.

Nov 2022

LDC STATEMENT FOR:

140 A Kirkmanshulme Lane, Longsight, M12 4WB.

CONCERNING:

Existing use of a coach and minibus company with associated car parking and repairs on site.

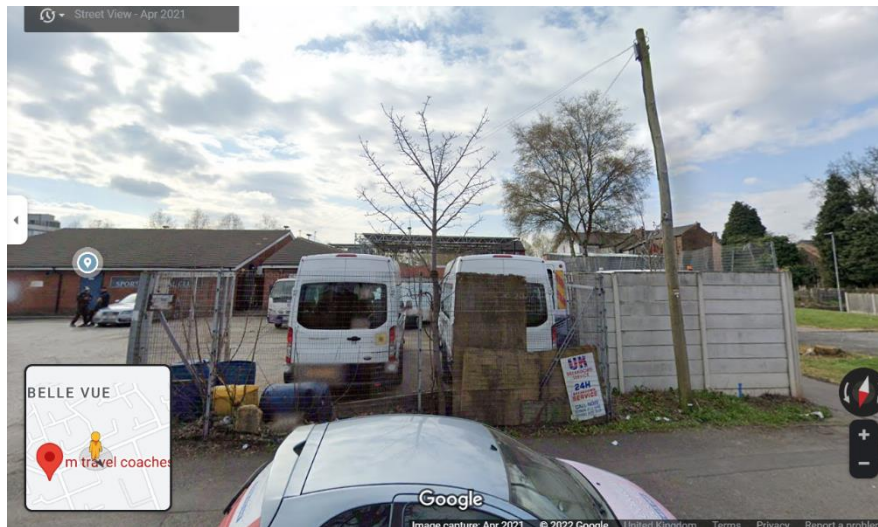


Fig 1. Front Elevation, Google Maps - 2021

1. INTRODUCTION:

- 1.1 This short statement will detail the reasons why it is believed that the current use of coach and minibus company with associated car parking and repairs on site to 140 A Kirkmanshulme Road, Longsight is considered to be Lawful and that a Lawful Development Certificate can be issued by the Local Planning Authority.

2. Site History

- 2.1 The property of 140 A Kirkmanshulme Lane, Longsight is currently used as a bus and coach depot, providing transport to Greater Manchester citizens, repairs to own vehicles are carried out on site.
- 2.2 140 A Kirkmanshulme Lane had planning permission approved, in July of 2010, for continued use of former annexe building to sports and social club as offices and related accommodation for a coach and minibus company with associated car parking.
- 2.3 The site has been operating a Home to School service using minibuses and coaches on behalf of Manchester City Council and TfGM, since 2010.

- 2.4 The property has its own fleet of vehicles, and since starting the business in 2010, the business owner has regular inspections and repairs on the vehicles so they can purely be used for transporting Manchester Citizens.
- 2.5 12th September 2022, the local authority sent the business owner a letter to say the 'material change of use to vehicle recovery and repairs place' is suspected to be in breach of a planning condition.
- 2.6 Any repairs have only ever been carried out to the business owner's own vehicles, so the business can continue as normal and ensure the vehicles are kept up to date with safety regulations for transporting passengers.
- 2.7 The land has never specifically been used for the sole purpose of vehicle recovery and repairs – the site is used as a base/depot for the Home to School services and vehicles have only ever been inspected and repaired for that purpose alone for over ten years.
- 2.8 The current use is considered Lawful as it has been running and doing any necessary repairs on site for over 10 years, without any issues.

3. JUSTIFICATION

- 3.1 The existing use of the building is considered lawful as the time limit within which the local planning authority can take enforcement action has passed, due to The Planning and Compensation Act 1991 – which in this case, the time limit was 10 years since repair works had started on site.
- 3.2 The business was started in 2010 and the business owner has a number of Public Service Vehicle Inspection and Rectification Reports dated back to July 2011.
- 3.3 Martin Garlick, from VOSA, provided a maintenance assessment on the 27th July 2011, deeming all facilities and management of vehicles to be satisfactory.
- 3.4 Doofast Limited provided a letter to confirm they built two vehicle pits on site for the company director, in July 2011. Vehicles pits would only have been needed for repairs to take place on site – and as mentioned, these have been in situ since 2011.
- 3.5 2011 Report from Robinson's Transport Consultants confirmed five vehicles of the twenty two owned by the company director were originally fitted with a centre exit door, which was deemed not acceptable to Transport for Greater Manchester. The operator successfully removed the centre doors and added extra seats, in order to use the vehicles for the business. Once work was done on the vehicles, they were then deemed acceptable with no defects. The maintenance of all vehicles, after regular unannounced inspections, were carried out in house, to which Mr Garlick, from Vehicle and Operator Services Agency, deemed the on-site facilities acceptable.

- 3.6 Report produced by Robinson's Transport consultants: 26th August 2012 confirmed PMI records were found to be carried out at or before eight weeks. It was recorded that roller brake tests are being carried out approximately at three monthly intervals and have been correctly filed in sequence in the vehicle files.
- 3.7 18th January 2016, John from DVSA completed a maintenance assessment, and deemed all facilities, maintenance of vehicles and transport manager (company director) as satisfactory.
- 3.8 14th November 2022, A letter to client received from Robinson's Transport Consultants Ltd confirms Grahame Robinson, Managing Director of Robinson's Transport Consultants, has been providing operator's licence compliance services and advice to M Travel Ltd since March 2009. As part of this service he had been attending the operating centre at 140A Kirkmanshulme Lane, Longsight, Manchester, M12 4WB on a bi annual basis. He confirmed, during this time maintenance of the vehicles has been carried out in house using the on site facilities. These include a workshop located adjacent to the main office building. The facilities have also been inspected by the then VOSA (Vehicles & Operators Service Agency), and more recently by DVSA (Driver & Vehicle Standards Agency) and found to be acceptable.



Fig 2. Image of the vehicle pits referenced at point 3.4 (2022)

4. CONCLUSION

- 4.1 As the property has been carrying out the related repair works since 2011, the development is deemed lawful under The Planning and Compensation Act 1991.
- 4.2 Any repair works have been made to the business owner's vehicles, with on-site facilities that the DVSA and VOSA deemed acceptable.
- 4.3 The repair works have proven to be essential, as it keeps up with the maintenance and safety of the vehicles, which are used for Home to School schemes on behalf of TfGM and Manchester City Council.
- 4.4 The land has never specifically been used for the sole purpose of vehicle recovery and repairs – the site is used as a base/depot for the Home to School services and vehicles have only ever been inspected and repaired for that purpose alone for over ten years.
- 4.5 Please refer to document accompanying this statement titled **140 A Kirkmanshulme Lane, Evidence** for the above-mentioned evidence.