

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144295/FO/2025

Date registered valid: 20 November 2025

Proposal: Creation of compound for temporary period of 2 years.

Address: Land To The South Of Sunny Lowry Road, Manchester, M11 3ND

Ward(s): Ancoats & Beswick Ward

Applicant: Mr Gareth Roberts, Caddick

Agent (if any): Miss Kirsty Medcraft, Bowker Sadler Partnership Ltd

Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 17 February 2026

Application Details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 17 December 2025

Standard consultations:

Printed: 28 November 2025 Expired: 19 December 2025

Neighbour notifications

Printed: 28 November 2025 Expired: 19 December 2025

Site notice

Posted: 17 December 2025 Expired: 10 January 2026

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The site is located in East Manchester, to the south of the Etihad Campus.

To the north of the site is Sunny Lowry Road, where the main access point to the site will be located. The east of the site is board by Alan Turning Way, a major arterial route that runs through to Etihad Campus. East Manchester Leisure Centre is located to the south of the site.

The surrounding uses are varied and mixed, including leisure centres, schools and educational institutions, football stadiums and training facilities, and residential.

Sunny Lowry Road connects to Grey Mare Lane, on which an application for 82 residential dwellings has been approved under 142453/FO/2025. The temporary construction compound under this application will facilitate this.

This site is not within a conservation area and is not within the setting of listed buildings.

Description of Development

The proposal seeks Planning Permission for the creation of compound for temporary period of 2 years.

This is to provide overflow contractors compound incorporating cabins, storage and parking, for the duration of the construction period for application 142453/FO/2025.

Related Applications

142453/FO/2025 - Erection of a six storey building to form 82 residential dwellings (Use Class C3a) with associated landscaping, car parking and boundary treatment.

Approved September 2025.

Consultations & Notification Responses

Publicity - Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report, no representations have been received due to this publicity.

Environmental Health - Requested that conditions be added to control hours of the site, for a lighting scheme to be submitted, and to control the temporary period of the site.

Highway Services - Raised initial concerns about the sightlines of vehicles exiting the site for the Sunny Lowry Road access / exit is to the A6010 and requested that a drawing should be submitted that sets out the sightlines for drivers exiting the compound and for driver approaching from the A6010 and suggested for the hoarding line to be set back further to provide more visibility. Highway Services have no objection following receipt of additional information.

Greater Manchester Police - No comments to make.

Policy

The **Places for Everyone Plan - Joint Development Plan Document**, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- JP-C5 – Streets for All
- JP-P1 – Sustainable Places

The **Manchester Core Strategy - Development Plan Document 2012-2027 ("the Core Strategy")** was adopted by the City Council on the 11th of July 2012:

- SP1 – Spatial Principles
- CC5 – Transport
- CC9 – Design and Heritage
- T1 – Sustainable Transport
- EC5 – East Manchester
- EN1 – Design Principles and Strategic Character Areas
- EN3 – Heritage
- EN19 – Waste
- H4 – Delivery Strategy
- DM1 – Development Management

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- DC26 – Development and Noise

National Planning Policy Framework (NPPF) (2024)

- Chapter 9 - Promoting Sustainable Transport
- Chapter 12 - Achieving well-designed places

Draft National Planning Policy Framework (NPPF) (2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it. As set out in the printed report no adverse impacts have been identified through consideration of the application proposals that would outweigh a positive decision in this instance.

Issues

Principle of Development

The application would see the erection of a temporary construction compound to facilitate the construction of development approved in application 142453/FO/2025.

Given that application 142453/FO/2025 will facilitate the construction of 82 affordable residential dwellings, a construction compound that would assist with the delivery of this scheme would be supported.

The compound is located close to the site for application 142453/FO/2025.

The principle of the development can be accepted in this case on the basis of the two year permission.

Visual Amenity

The proposal would see the temporary installation of portacabins stalls and hoardings around the perimeter of the compound.

Given the temporary nature of the proposal and the height of the hoardings the LPA considers the proposal to have an acceptable impact on visual amenity for the duration of the temporary period.

Residential Amenity

Environmental Health have reviewed the proposals and have raised no concerns.

The site is not immediately adjacent to any residential properties, there are some properties in the wider area, but the comings and goings of vehicles is not expected to have a significant impact upon the amenity of these residential properties.

A condition has been added to control the hours of the site to Monday-Friday 07:30 to 17:00 and Saturday 08:30 to 13:30, the limit any impact on residential amenity.

A condition has been added for any external lighting to be submitted to the City Council to review to ensure that any lighting does not have a significant impact upon the amenities of the occupiers of nearby properties.

Highway Impacts

Highway Services have reviewed the application and are satisfied that the proposal will not offer an adverse impact on the local highway network.

The number of vehicular trips associated with the temporary compound is expected to be low. It is therefore accepted that the adjacent highway network can facilitate such additional demands with no highway safety or capacity concerns.

This area is well accessed by sustainable modes of transport.

The proposed access makes use of an existing access point.

There is expected to be sufficient car parking spaces located within the temporary compound's curtilage. As such, no vehicular demands associated with the site are anticipated to contribute to an increase in the level of vehicles parked on-street.

Highway Services initially had concerns regarding sightlines for drivers exiting the compound.

The applicant revised the proposal accordingly to set back the boundary in the area surrounding the compound and provided drawing 4338-SUT-ZZ-XX-DR-C-6910 rev P01, which set out a visibility splay (in red) that denotes an area of land that will offer better visibility for drivers exiting the compound and for drivers approaching the junction from Alan Touring Way. The speed limit on Sunny Lowry Road is 20mph.

Following review of this, Highway Services are satisfied that this provides the minimum visibility splay in order for previous concerns regarding the sightlines of vehicles exiting the site to be alleviated.

EV charging is not considered necessary due to the temporary nature of the site.

Whilst Highway Services recommended that cycle parking for a minimum of two cycles should be made within the curtilage of the site, it was made clear that this was just a recommendation in this case, and given the nature of what the site will be utilised for, it is ultimately not considered necessary for the approval of this application for cycle parking to be installed within the construction compound.

Waste Management

Designated refuse storage has been accommodated for on site. Highway Services and Environmental Health have not raised any concerns with this arrangement.

Conclusion

Given the above, the proposal is considered to be consistent with the relevant policies set out above and is therefore approved with conditions attached.

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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application. In this case, this has required an Extension of Time to be agreed in order to resolve concerns from Highway Services regarding access in and out of the site and ensuring that there are sufficiently safe sightlines in place for vehicles entering and exiting.

Condition(s) to be attached to decision for approval

1) The permission hereby granted is for a limited period only, expiring on 18 February 2028, and the use comprising the development for which permission is hereby granted is required to be discontinued on that date.

Reason - The use hereby approved is of a temporary nature only and pursuant to Core Strategy Policies SP1, CC1, CC2, CC4, CC9, EN3 and DM1 and saved Unitary Development Plan policy DC26.

2) The structures hereby permitted shall be discontinued no later than the 18 February 2028 and the fixings and works comprising the development are required to be removed no later than one week from the use ceasing.

Reason - The use and buildings are required to cease and be removed from site within a specified timescale in order to allow reinstatement of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) Within two weeks prior to the expiration of the temporary period, a scheme to restore the land shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The scheme shall be implemented within one month of the use ceasing and thereafter retained and maintained in accordance with this scheme.

Reason - To ensure that the land is reinstated to an appropriate standard in the interest of visual amenity and to restore the recreational value of the site pursuant to policies SP1, EN9, EN10 and DM1 of the Manchester Core Strategy (2012).

4) The development hereby approved shall be carried out in accordance with the following drawings and documents, received by the City Council as the Local Planning Authority on 17 October 2025:

- Location Plan 22-049-BSA-XX-XX-D-A-1100

Received by the City Council as the Local Planning Authority on 10 February 2026:

- Proposed Site Plan - Contractors Parking and Storage - 22-049 -BSA-XX-XX-D-A-1105 P03
- Proposed Compound Exit & Approach Sight Lines 34338-SUT-ZZ-XX-DR-C-6910-P01

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to PfE Policies JP-Strat 2, JP-C5, JP-J1, JP-P2, Core Strategy policies SP1, CC5, CC9, T1, EN1, EN3, EN19 and DM1, saved UDP Policies DC19, DC22 and DC26, Section 72 of the Listed Buildings and Conservation Areas Act, as well as Sections 9, 12 and 16 of the National Planning Policy Framework.

5) Prior to the commencement of the use of the site as a compound, the full and final details of the boundary treatment to the site shall be submitted to the City Council as the Local Planning Authority.

The development shall then be carried out in accordance with the approved details.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

6) a) Prior to the installation of any external lighting, a scheme that shows that external lighting shall be designed and installed in accordance with a scheme approved in writing by the City Council as Local Planning Authority so as to control glare and overspill onto nearby residential properties.

b) Prior to occupation of the development, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties.

7) The premises shall not be open outside the following hours unless otherwise agreed in writing by the City Council as the Local Planning Authority:

- Monday to Friday, 07:30 to 17:00
- Saturday, 08:30 to 13:30

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation

Informatives

1) Information for Developers guidance documents can be downloaded using the following link:
http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

2) To enhance the visibility sightlines at the entrance/exit point to this site, further the use of transparent fencing, such as Heras fencing at this point should be considered.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Market Adjacent 185, Grey Mare Lane, Manchester, M11 3DQ
2F Sledmere Close, Manchester, M11 3BU
East Manchester Leisure Centre, 189 Grey Mare Lane, Manchester, M11 3ND
218 Grey Mare Lane, Manchester, M11 3AJ
14 Sledmere Close, Manchester, M11 3BU
Beswick Library, 60 Grey Mare Lane, Manchester, M11 3DS
8 Prentice Walk, Manchester, M11 3BW
East Manchester Academy, Grey Mare Lane, Manchester, M11 3DS
2A Sledmere Close, Manchester, M11 3BU
Co-op Academy Belle Vue Connell Sixth Form College, 301 Alan Turing Way, Manchester, M11 3BS
214 Grey Mare Lane, Manchester, M11 3AJ
Bungalow Annex, 187 Grey Mare Lane, Manchester, M11 3ND
2D Sledmere Close, Manchester, M11 3BU
220 Grey Mare Lane, Manchester, M11 3AJ
216 Grey Mare Lane, Manchester, M11 3AJ
463 Mill Street, Manchester, M11 2AD
6 Sledmere Close, Manchester, M11 3BU
18 Wilson Street, Beswick, Manchester, M11 2AZ
4 Sledmere Close, Manchester, M11 3BU
2C Sledmere Close, Manchester, M11 3BU
St Brigids Roman Catholic Church, 183 Grey Mare Lane, Manchester, M11 3DR
St Brigids RC Primary School, Grey Mare Lane, Manchester, M11 3DR
Manchester Institute Of Health And Performance, 299 Alan Turing Way, Manchester, M11 3BS
2E Sledmere Close, Manchester, M11 3BU
2B Sledmere Close, Manchester, M11 3BU

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development High Risk - Name: DEVELOPMENT_HIGH_RISK_AREA
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL