



145491/JO/2026 | Variation of Conditions 2 (specified plans), 4 (waste management), 5 (cycle parking), 6 (electric vehicle charging points), 7 (landscaping scheme) and 10 (car parking) and removal of Condition 21 (rear garden amenity space) attached to pl

From Sharon McAndrew [REDACTED]

Date Thu 23/04/2026 15:41

To Holly Wright [REDACTED]

Hi Holly

I have looked at the above application and have no objection to the proposed changes.

Kind regards

Sharon McAndrew
Environmental Protection Section
Neighbourhoods Directorate
Community Safety, Compliance and Enforcement
Manchester City Council
1 Hammerstone Road
Gorton
Manchester
M18 8EQ



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Re: Highways response to 145491/JO/2026

From Holly Wright [REDACTED]

Date Mon 11/05/2026 09:16

To Leanne Chapman [REDACTED]

 2 attachments (3 MB)

515 to 521 BMR -A2 proposed REAR GARDEN revF.pdf; CBO-0947-001.let 050526.pdf;

Hi Leanne,

Thank you for your consultation response.

The applicant has now submitted revised plans and supporting documentation which seek to address the points raised in your previous comments (see attached). I would be grateful if you could review the updated material and provide revised highways comments on the proposal.

In particular, we would welcome your views on the following matters:

- Access constraints: The access to the rear measures approximately 2.5m at its narrowest point. We have some concern regarding the practicality of this arrangement, particularly in terms of the ability for vehicles to safely and efficiently access the proposed parking spaces.
- Manoeuvrability: There appears to be limited space available to manoeuvre into the rear parking bays. Could you advise whether the proposed layout is likely to result in excessive or repeated back-and-forth vehicle movements, and whether this may have implications for residential amenity?
- Pedestrian and vehicle conflict: The rear access would serve multiple functions, including pedestrian movement, vehicle access, and the transfer of waste receptacles. We are concerned about the absence of segregated routes and would appreciate your assessment of whether this raises any highway safety issues.
- Cycle parking provision: The revised plans show a bicycle store to the rear; however, no details are provided regarding its storage capacity. It would be helpful if you could confirm whether this is acceptable or whether further detail is required.

Thanks in advance,

Kind Regards,

Holly Wright

Planning Officer
Development Management Area Team
Planning, Building Control & Licensing
Growth and Development

Manchester City Council

Postal address: Manchester City Council, PO Box 532, Manchester, M60 2LA

Location address: Level 6 Town Hall Extension, Manchester M2 5DB

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From:

Sent: 22 April 2026 15:44

To: Holly Wright

Subject: Highways response to 145491/JO/2026

Please see attached document with highways comments on 145491/JO/2026

Regards,

Leanne Chapman

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RE: Planning application 145491/JO/2026 515-521 Barlow Moor Rd

From David Dutton [REDACTED]
Date Mon 11/05/2026 15:07
To Holly Wright <[REDACTED]>

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Hi Holly

Thank you for forwarding the updated landscape proposal. I accept that these are reasonable and have no further issues with the landscape proposals. The landscape plan can be conditioned as an approved plan as part of any permission.

David Dutton
Ecologist
Planning and Transportation
Planning and Transportation
Place

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From: Holly Wright [REDACTED]
Sent: 11 May 2026 09:08
To: David Dutton [REDACTED]
Subject: Re: Planning application 145491/JO/2026 515-521 Barlow Moor Rd

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Dear David,

Thank you for your consultation response.

The agent has now provided an updated Proposed Site & Landscaping Plan (ref. 2502/P/100 Rev F), which seeks to address the comments you raised.

I would be grateful if you could review the revised plan and advise whether you have any further comments.

Kind Regards,

Holly Wright

Planning Officer
Development Management Area Team
Planning, Building Control & Licensing
Growth and Development
Manchester City Council

Postal address: Manchester City Council, PO Box 532, Manchester, M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB

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From: David Dutton <[REDACTED]>
Sent: 21 April 2026 12:31
To: Holly Wright <[REDACTED]>
Subject: Planning application 145491/JO/2026 515-521 Barlow Moor Rd

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Hi Holly

Thank you for consulting the GMEU.

I have no objection to the principle of the revised plans.

I would however recommend substitution of some of the proposed planting schedule. I would prefer all trees to be native, therefore whilst accepting the holly and native apple (which I assume is crab apple), I would recommend the ornamental cherry is substituted for native species such as silver birch or wild cherry (*Prunus avium*).

I also note the inclusion of *Cotoneaster horizontalis* in the shrub mix. This is now regarded as an invasive species, therefore whilst not illegal to plant in a garden location, it is also not best practice. I therefore suggest substitution another ornamental berry bearing species.

David Dutton

Ecologist

Planning and Transportation

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Hammerstone Road Depot,
Manchester M18 8EQ

Memorandum

To Holly Wright

From Leanne Chapman

Date 22 April 2026

Subject **145491/JO/2026**

Variation of Conditions 2 (specified plans), 4 (waste management), 5 (cycle parking), 6 (electric vehicle charging points), 7 (landscaping scheme) and 10 (car parking) and removal of Condition 21 (rear garden amenity space) attached to planning permission 142731/JO/2025 to amend rear landscape garden with the inclusion of five additional car parking spaces.

We have reviewed the above application in relation to highways and our comments are as follows:

CONTEXT:-

The application seeks consent for Variation of Conditions 2 (specified plans), 4 (waste management), 5 (cycle parking), 6 (electric vehicle charging points), 7 (landscaping scheme) and 10 (car parking) and removal of Condition 21 (rear garden amenity space) attached to planning permission 142731/JO/2025 to amend rear landscape garden with the inclusion of five additional car parking spaces at 515 To 521 Barlow Moor Road, Manchester, M21 8AQ.

HIGHWAYS RESPONSE: -

The Highways Team have no objections to the Variation of Conditions 2 (specified plans), 4 (waste management), 5 (cycle parking), 6 (electric vehicle charging points), 7 (landscaping scheme) and 10 (car parking) and removal of Condition 21 (rear garden amenity space) of application 142731/JO/2025 subject to clarification on the following point:.

- o What are the arrangements for gated control, adequacy of access width, and measures (if required) to ensure that vehicles will not reverse onto Barlow Moor Road.

Highways Reference: 18380/VAR/2026



Memorandum

To Holly Wright

From Leanne Chapman

Date 22 April 2026

Subject **145491/JO/2026**

Variation of Conditions 2 (specified plans), 4 (waste management), 5 (cycle parking), 6 (electric vehicle charging points), 7 (landscaping scheme) and 10 (car parking) and removal of Condition 21 (rear garden amenity space) attached to planning permission 142731/JO/2025 to amend rear landscape garden with the inclusion of five additional car parking spaces.

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HIGHWAYS RESPONSE: -

CONTEXT:-

The application seeks consent for Variation of Conditions 2 (specified plans), 4 (waste management), 5 (cycle parking), 6 (electric vehicle charging points), 7 (landscaping scheme) and 10 (car parking) and removal of Condition 21 (rear garden amenity space) attached to planning permission 142731/JO/2025 to amend rear landscape garden with the inclusion of five additional car parking spaces at 515 To 521 Barlow Moor Road, Manchester, M21 8AQ.

HIGHWAYS RESPONSE: -

- o The proposed rear car parking access width of 2.5m is considered constrained from a highway safety perspective and raises concerns regarding the safe operation and

manoeuvrability of vehicles. Clarification is required in relation to the proposed height clearance.

- o There is potential for conflict between users of the site. A swept path analysis is requested to demonstrate safe vehicle entry, exit and manoeuvring within the site, including access to all parking spaces, and to assess interactions with pedestrians and cyclists using the site, cycle storage and refuse area.

- o Further detail is required in relation to pedestrian safety within the site, including: Safe routes through the parking area; Safe access to cycle storage; Safe access to the refuse storage area.

- o Clarification is required regarding bin storage and collection arrangements, including the bin presentation point and how obstruction of the public highway will be avoided.

- o Additional detail is required in relation to the proposed dropped kerbs and the locations/measurements; it should be noted that MCC Highways would not generally support provision exceeding a double dropped kerb.

- o Further information is requested regarding the proposed site boundary treatment, including confirmation of its location and height.

Highways Reference: 18380/VAR/2026



Fw: 145491/JO/2026 - 515 To 521 Barlow Moor Road, Manchester M21

From Rudi Farghaly [REDACTED]
Date Fri 17/04/2026 12:45
To Holly Wright <[REDACTED]>
Cc Anthony Curtis <[REDACTED]> Caroline Berresford
<[REDACTED]>

Good afternoon,

Please see comments from my colleague.

Kind regards

Rudi Farghaly
Neighbourhood Officer (Arboriculture)
Ground Technical
Neighbourhoods
Room 4, Block D
Hooper Street Depot
Manchester M12 6LA
P [REDACTED]

From: Anthony Curtis [REDACTED]
Sent: 17 April 2026 12:39 PM
To: Rudi Farghaly [REDACTED]
Subject: 145491/JO/2026 - 515 To 521 Barlow Moor Road, Manchester M21

145491/JO/2026 - 515 To 521 Barlow Moor Road, Manchester M21

I can confirm we would have no objection to the works proposed within the RPAs on the strict condition that all works within the RPAs are carried out exactly as specified in the Arboricultural Method Statement (AMS) and a cellular confinement system, highlighted in 7.2 of the Arboricultural Impact Assessment, is used.

Anthony Curtis

Trainee Tree Officer

Grounds Technical, Neighbourhoods

Hooper Street Depot

Manchester M12 6LA



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Re: App 145491/JO/2026

From Holly Wright <[REDACTED]>
Date Wed 22/04/2026 11:54
To Leanne Chapman <[REDACTED]>

Hi Leanne,

I have raised these queries with the agent; however, they have not provided a response. In the circumstances, please can you proceed to issue your consultation response based on the details submitted with the application?

Thanks in advance,

Kind Regards,
Holly Wright

Planning Officer
Development Management Area Team
Planning, Building Control & Licensing
Growth and Development
Manchester City Council

[REDACTED]

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From: Holly Wright <[REDACTED]>
Sent: 09 April 2026 08:02
To: Leanne Chapman <[REDACTED]>
Subject: Re: App 145491/JO/2026

Hi Leanne,

Thank you for your email,

I will raise these queries with the agent of the application and will update you on their response once received.

Kind Regards,
Holly Wright

Planning Officer
Development Management Area Team
Planning, Building Control & Licensing
Growth and Development
Manchester City Council

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From: Leanne Chapman [REDACTED]
Sent: 08 April 2026 16:05
To: Holly Wright [REDACTED]
Subject: App 145491/JO/2026

Hi Holly,

I have picked up app 145491/JO/2026 for the variation of conditions at 515 To 521 Barlow Moor Road.

I did not work on the original application, please can I check some items with you before I complete the Highways response.

There were a few questions asked in the previous Highways response about the car parking, did we receive anything back about these, I can't seem to find any info?

- Parking bay size, will they conform to the Council's minimum dimension requirements of 4.8m in length x 2.4m wide, and will there be disabled parking provided.
- What are the arrangements for gated control, adequacy of access width, and measures (if required) to ensure that vehicles will not reverse onto Barlow Moor Road.
- It was also noted that there was a potential misalignment of the proposed access with the existing dropped kerb. My colleague at the time suggested, given the intensification of vehicular activity, that the crossing is extended eastwards to better accommodate this requirement.
- It was also noted that Highways request the boundary to be constructed to be visually permeable upwards of 600mm.
- Waste, Clarification was sought on location and quantity of bins intended for collection, and how this will be managed especially in terms of ensuring that the adjacent footway width is not obstructed.

Thanks

Best Wishes

Leanne Chapman
Assistant Engineer (Mon-Thurs)
Highways Development Control
Neighbourhoods Directorate

Web: <http://www.manchester.gov.uk>

POSTAL ADDRESS: Manchester City Council, The Highways Service, PO Box 532, Town Hall,
Manchester, M60 2LA

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