HOLME PLANNING
Partnership

Planning, Design and Access Statement

Erection of External Store and Gym

Watkin Centre
Claverton Road
Wythenshawe
Manchester
M23 9TT

July 2026

Contents		Page
1.0	Introduction	3
2.0	Site Context	4
3.0	Relevant Planning Policy – National Planning Policy Framework	6
4.0	Relevant Planning Policy – Manchester Development Plan	11
5.0	Other Material Considerations	16
6.0	Conclusions	17

1.0 Introduction

Background

1.1 Holme Planning Partnership have been instructed by First Steps Together to prepare a detailed planning statement to support a planning application for the following development, namely:

> 'Installation of two containers for external store and gym to the rear of Watkin Centre, Claverton Road.*"*

1.2 This statement will address the relevant national and local planning policies that deal with the principle of the proposed development, and the pertinent planning matters associated with the scheme. These will be addressed as set out below:

Section 2 - Application Site Context
Section 3 - Relevant Planning Policy – National Planning Policy Framework
Section 4 - Relevant Planning Policy – Manchester Development Plan
Section 5 – Other Material Considerations
Section 6 – Conclusions

Principle of Development

1.3 The Development Plan is supportive as a matter of principle of development on sites which are sustainably located, previously developed and demonstrate an effective and efficient use of land or buildings, especially when meeting wider community needs, such as education.

1.4 It is our view that the development subject of this application is compliant with the core principles of local and national planning policy, and we would therefore kindly request that this application be approved without delay.

Submitted Documentation

1.5 This planning application is supported by the following documents and drawings:

- As Existing and Proposed Site Layout Plans;
- Proposed Floor Plans;
- Proposed Elevations;
- Location Plan; and
- Planning, Design and Access Statement.

2.0 Application Site Context

2.1 The application site is located within the built up development area, and defined settlement of Wythenshawe, to the south of the city of Manchester.

2.2 The application site currently comprises of a three storey detached property currently in lawful use as a Class F1 education facility. The site benefits from pedestrian and vehicular access from Claverton Road. The site also includes a large area of hardstanding surrounding the existing building on three sides and provides off street car parking.

2.3 The site is bounded to the north, south and west by office and commercial operations, with a number of other commercial, office and employment uses in the wider locality. Wythenshawe Hospital is sited to the immediate east of the application site. The scheme as submitted is therefore deemed to be consistent with the mixed nature of the character of the immediate local area, and is therefore acceptable as a matter of principle.

2.4 The site is well located for access to the key settlements of Wythenshawe, Timperley, Baguley and Hale Barns, as well as other services within the immediate locality.

2.5 The property is well related to the main highway network with good links onto the M56 and the A560, and the wider Greater Manchester area. The application site has good provision of off street car parking and is also well located for access to local bus services with bus stops available within walking distance of the site, including stops located on Floats Road, Southmoor Road and from Wythenshawe Hospital. The site is also well located to access the Greater Manchester tram service via the blue line, with the nearest tram stop being located at Roundthorn. The site is therefore deemed to be suitably and sustainably located to service the needs of the proposed development.

2.6 From a review of the Historic England mapping service, the site subject of this application is not understood to be listed, and is not located within a designated Conservation Area. There are in addition no other listed buildings or structures in the wider local area.

2.7 From a review of the Environment Agency Flood Map, the application site is not understood to be located within an area at risk from flooding, the impact of the development on flood risk is not therefore deemed to be determinative in this instance.

Proposed Development

2.8 The development subject of this application comprises the installation of two containers on an existing area of hardstanding to the north west boundary of the site. The space is currently unused external space and comprises a sealed surface.

2.9 One of the two containers is proposed for the storage of outdoor play and pe equipment and is in fact simply be resited from elsewhere on site, with the second unit proposed to be in use as a gym for students. Both units comprise small scale single storey flat roof structures which

are to be sited to the rear of the site, and will be near enough invisible from outside the site boundaries. The units are suitably scaled, clad and located to ensure no detrimental harm to the amenities of the wider site, neighbouring uses, results in no loss of parking provision or outdoor play space on site, and therefore has no greater impact on highway safety than the existing arrangement.

2.10 The proposal will however offer much needed external storage space to assist in the wider education operations on site, and an additional sport/exercise facility on site which will offer significant health, well being and mental health benefits to the students on site.

Statutory Development Plan

2.11 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, local planning authorities must make their determination in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan relating to the site consists of the Greater Manchester Places for Everyone (2024), the saved policies of the Manchester Core Strategy, and the saved policies of the Manchester Unitary Development Plan. As shown within this statement, the scheme is deemed to be compliant with the relevant provisions and policies of the Development Plan when read as a whole.

Planning History

2.12 From an initial review of the council website, we are aware of a number of previous applications on site, with specific attention being drawn to the recent approval of the use of the site as a school for children with additional needs:

Application Ref:
142958/FO/2025
Description of Development: Change of use of Mulberry House from Class E (Offices) to Education Facility (Class F1)
Decision: Approved
Date of Decision: 1st August 2025

3.0 Relevant Planning Policy – National Planning Policy Framework

3.1 In the assessment of this application, due regard needs to be paid to the provisions of the Development Plan, which comprises the Revised National Planning Policy Framework and the Manchester Development Plan. This section of the report will focus on the latest national planning policy position, with local policies addressed at Section 4.

Revised National Planning Policy (NPPF)

3.2 The Revised National Planning Policy Framework was last updated in February 2025, and sets out the Government's planning policies for England, and how these are expected to be applied. Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The NPPF is a material consideration in the decision-making process, and a summary of paragraphs considered material to the determination of this application read as follows:

Section 2 - Achieving Sustainable Development

*"**Paragraph 8:** Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective–to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."

*"**Paragraph 10:** So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development."*

*"**Paragraph 11:** Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:*

c) approving development proposals that accord with an up-to-date development plan without delay; "

*"**Paragraph 12**: The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed."*

Section 4 - Decision Making

*"**Paragraph 38:** Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible."*

*"**Paragraph 47**: Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing."*

Section 8 – Promoting Healthy and Safe Communities

*"**Paragraph 96:** Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:*

a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;

b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and

c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling."

*"**Paragraph 100:** It is important that a sufficient choice of early years, school and post-16 places are available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:*

a) *Give great weight to the need to create, expand or alter early years, schools and post-16 facilities through the preparation of plans and decisions on applications; and*
b) *Work with early years, school and post-16 promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted."*

*"**Paragraph 103:** Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate."*

Section 9 - Promoting Sustainable Transport

***"Paragraph 114:** In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:*

a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
b) safe and suitable access to the site can be achieved for all users;
c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code; and
d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree."

***"Paragraph 115:** Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."*

***"Paragraph 116:** Within this context, applications for development should:*
a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;

c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;

d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and

e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations."

Section 11 – Making Effective Use of Land

*"**Paragraph 123:** Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land."*

*"**Paragraph 124:** Planning policies and decisions should:*

a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;

b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;

c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;

d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure); and

e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers..."

***"Paragraph 128:** Planning policies and decisions should support development that makes efficient use of land, taking into account:*

a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;

b) local market conditions and viability;

c) the availability and capacity of infrastructure and services – both existing and proposed –as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;

d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
e) the importance of securing well-designed and beautiful, attractive and healthy places."

Section 12- Achieving Well-Designed Places

"***Paragraph 131:*** *The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process."*

Summary

3.3 The development subject of this application is clearly very limited in scale and will not therefore result in detrimental visual impacts on the wider local area, or the character and appearance of the street scene. The containers have been carefully sited to not only best meet the safe operational requirements of the Applicants and their students, but also to ensure no harmful impact in terms of visual amenity, noise etc to neighbouring uses.

3.4 The development will support the wider educational use on site, and will help to promote mental health, well being and good physical health by the promotion of activity on site. The scheme is to be located on an area of existing hardstanding and will not therefore result in any harm to existing trees, ecology etc. The site is securely located behind the previously approved fence line and will also not result in any loss of parking.

3.5 The units have been laid out and clad to assist in blending them into the wider site context and to limit visual harm and intrusion.

3.6 The application has been submitted with sufficient information to allow a thorough examination of the scheme, and to set out the support for a positive determination of the application. The scheme as submitted is therefore deemed to be compliant with the provisions of national guidance, and in line with the provisions of paragraph 11 of the Framework, we would therefore kindly request that the Council grant consent for the scheme as proposed without delay.

4.0 Relevant Planning Policy – Manchester Development Plan

4.1 The Development Plan for the City of Manchester includes the Greater Manchester Places for Everyone (adopted 2024), the saved policies of the Manchester Core Strategy (2012) and the saved policies of the Manchester Unitary Development Plan (1995).

4.2 From a review of the adopted Proposals Map from the Unitary Development Plan (extract included below), the site is understood to be located within the main built-up area, within an Economic Improvement Area and within the sub area of Wythenshawe.



Figure 1: Proposals Map Extract

4.3 The key determinative policies associated with the proposed development are understood to include:

Greater Manchester Places for Everyone (2024)

4.4 **Policy JP-P1 Sustainable Places:** We aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be consistent with:

1. Distinctive, with a clear identity that:
a. Conserves and enhances the natural environment, landscape features, historic environment and local history and culture;
b. Enables a clear understanding of how the place has developed; and
c. Respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used.
2. Visually stimulating, creating interesting and imaginative environments which raise human spirit through the use of green space, public art and quality design.
3. Socially Inclusive
a. Responding to the needs of all parts of society;
b. Enabling everyone to participate equally and independently;

c. Providing opportunities for social contact and support; and
d. Promoting a sense of community…

17. well-served by local shops, services and amenities, including education and health facilities.

4.5 **Comment:** Policy JP-P1 sets out a clear objective to be socially inclusive, responding to the needs of all parts of society, to providing opportunities for social contact and promoting a sense of community. It is clear that the delivery of development which will continue to support the existing educational facility for those children needing additional care and support is therefore wholly consistent with this policy, and the scheme is therefore deemed to be acceptable as a matter of principle.

4.6 **Policy JP-Strat 9: Southern Areas:** The economic competitiveness, distinctive local neighbourhood character and environmental attractiveness of the southern areas will be protected and enhanced. There will be a strong emphasis on making as much use as possible of suitable previously developed (brownfield) land and promoting the roles of the areas' town centres and its other key assets, including education and training facilities enabling people to gain access to employment opportunities.

As identified in Chapter 11 of this Plan, a number of sites have been specifically allocated through this Plan in support of the area's future growth.

The economic potential of, and benefits of investment in Altrincham, Trafford's Main Town Centre and Manchester Airport, along with associated transport infrastructure will be maximised. There will be an emphasis on improving transport connections and accessibility by public transport, cycling and walking, ensuring access to key employment opportunities in this area.

4.7 **Comment:** Policy JP-Strat 9 refers to the emphasis on making best use of previously developed sites and using key assets including education facilities to help to enable people to gain access to employment opportunities. The delivery of additional beneficial uses and facilities within the school grounds can only be seen as a clear benefit which boosts the positive outcomes for the young people being educated on site, further boosting their longer term life chances and overall health.

4.8 **Policy JP-P5:** Significant enhancements in education, skills and knowledge to benefit existing and new residents will be promoted, including by:

1. Enabling the delivery of new and improved accessible facilities for all ages, such as early years, schools, further and higher education, and adult training to ensure our workforce is ready to benefit from new employment opportunities;
2. Ensuring the delivery of sufficient school places to respond to the demands from new housing, such as through:

a. Working with education providers to forecast likely changes in the demand for school places…

4.9 **Comment:** Policy JP-P5 sets out the need for significant enhancements in education for the benefit of residents. This includes enabling the delivery of new and improved facilities for all ages, including those in secondary education. In our view therefore this scheme is wholly consistent with the provisions of the Places for Everyone policy document, and is therefore acceptable as a matter of principle, with other material considerations further weighing in favour of the grant of consent.

Manchester Core Strategy (saved policies)

4.10 **Policy EC2 – Existing Employment Space - Existing Employment Space:** The Council will seek to retain and enhance existing employment space and sites. Alternative uses will only be supported on sites allocated accordingly, or if it can be demonstrated that:

- The existing use is un-viable in terms of business operations, building age and format;
- The existing use is incompatible with adjacent uses;
- The existing use is unsuitable for employment having had regard to the Manchester Salford - Trafford SFRA; or
- On balance, proposals are able to offer greater benefits in terms of the Core Strategy's vision and spatial objectives than the existing use.

4.11 **Comment:** The re-use of Watkin Centre (formally Mulberry House) as a class F1 education facility was approved in August 2025. Therefore, the on going employment use of the site has been addressed within previous applications. We are however aware of the conditions attached to the original approval indicating that should/when the school ceases to operate that the site will revert back to office use. It can be confirmed that the installation of the structures as applied for will not impede on that requirement, and can in fact be easily removed from site as and when required.

4.12 **Policy EN1 – Design Principles and Strategic Character Areas:** All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.

4.13 **Comment:** The scheme as proposed is clearly limited in scale and form and is deemed to be well design with a good use of material to ensure it fits in with the site and wider context. The development is not felt to result in visual harm, and overall can be seen to be delivering a good quality of design. The proposals are therefore deemed to be consistent with and compliant with the provisions of policy EN1.

Saved Policies of the Manchester Unitary Development Plan

4.14 **Policy WW2 - ECONOMIC DEVELOPMENT WW2:** Within the Roundthorn Industrial Estate the Council will permit new industrial and commercial activities, incompatible with a location in a residential area, except where serious harm to the amenity of nearby residents or adjoining businesses would result.

Reasons: The Council is keen to identify sites for commercial and industrial activities which provide services or employment for local people. However, it wishes to ensure that these activities do not generate disturbance for local people. Examples of these businesses are taxi firms and vehicle repair firms. The Council also wishes to ensure that industrial developments which can create significant residential disamenity if poorly located, are directed or relocated to appropriate sites where such disamenity would not occur and where they would not have a significant adverse impact on other economic and employment activities.

4.15 **Comment:** The application site is noted to be located within the Roundthorn Industrial Estate, which again has a focus on industrial and commercial uses, including those deemed not compatible with residential areas. Given that the use of the site for a school has previously been approved by the Council, and given that this application simply seeks to secure consent for additional services to compliment that use, and not to intensify it, we are of the view that the proposals are acceptable as a matter of principle.

Commentary

4.16 This is an application for a small scale development which seeks to compliment and support wider operations on site and to offer enhanced learning and development facilities for the children being educated at the Watkin Centre. The scheme is very limited in its nature, is well located within the plot, will not result in harm to neighbour or visual amenity, and further will not have any greater impact on parking needs and demands than the as approved use of the site.

4.17 For the above reasons, we are of the view that the scheme is compliant with the tests laid out within Development Plan and is therefore acceptable. The fact that the proposed use will also be securing development which will enhance the wellbeing and mental and physical health of the children to be educated on site, and proposed within a sustainable and accessible location is also in our view material to the decision making process and further weighs in favour of the scheme.

4.18 **Summary:** For the reasons laid out above, and given the clear benefits to be achieved from the scheme including enhancing lifestyles and well being for children in need, improving educational attainment, and improvements in social interaction and health and wellbeing, all weigh in favour of the development as applied for. We are therefore of the view that the scheme as proposed is wholly compliant and consistent with the provisions of the adopted Development Plan.

Supplementary Planning Documents

4.19 In addition to the provisions of the adopted Development Plan, it is noted that any application on site will also need to consider and adhere to relevant supplementary planning documents, including:

- Guide to Development in Manchester

4.20 The scheme as applied for is deemed to be compliant with the provisions of the relevant additional planning guidance.

Emerging Local Plan

4.21 It is understood that Manchester City Council have begun work on a new Local Plan. It is understood that consultation took place on an Issues Consultation back in May 2020. The Council are then noted to have undertaken additional consultation on the emerging Local Plan in the Autumn of 2025 (September to November), but again on the first full draft of the Plan. The emerging Local Plan is therefore clearly at a very early stage in the Plan Making Process, and as such in our view is not currently determinative or relevant to the determination of this application.

Summary

4.22 For the reasons laid out above and throughout this assessment, the scheme as submitted is deemed to be compliant with the provisions of the Development Plan when read as a whole, and we would therefore kindly request that the Council support and approve this application.

5.0 Other Material Considerations

5.1 Section 70(2) of the 1990 Act requires that the authority, in dealing with the application, shall have regard to the provisions of the Development Plan, so far as material to the application, and to any other material considerations. It has been demonstrated above that the proposed development is in accordance with the relevant provisions of the Development Plan, including national and local plan policy. In addition to this, material considerations exist that weigh further in favour of the development, including:

Sustainable Development

5.2 The scheme as proposed represents a sustainable form of development given it involves the re-use of a portion of a previously developed site within a built up area. The application site is well located for access to public transport and other key local services and facilities. The proposed layout has been designed to meet the needs of the development, whilst limiting impacts on adjacent land uses, as well as taking account of the character of the existing building and neighbouring sites. The scheme supports the on going education use of the existing building.

Social Benefit

5.3 This application will continue to secure the effective and efficient use of the application site, maximising development density, but not to a degree which impacts on the character of either the existing building, nor the wider local area. The site has been shown to be suitable and appropriate for the use given the previous consent on site, and will help the Applicants to enhance the extra curricular and sport facilities within the school grounds.

5.4 The scheme will help to improve the health and wellbeing of the children educated on site who cannot be catered for within the mainstream education system given their specific and additional needs. The scheme promotes well being, will improve mental and physical health and will continue to promote social interaction, which again can be essential to improved quality of life and enhancement of future life chances.

Summary

5.5 As such, whilst we are of the view that the development is compliant with the policies, provisions and principles of the Development Plan when read as a whole, there are also a number of clear material benefits to the grant of consent which also tip the balance in favour of the development as submitted. We therefore kindly request that this application now be approved without delay.

6.0 Conclusions

6.1 It has been demonstrated throughout this submission that the development subject of this application, accords with the relevant statutory duties and the Development Plan when read as a whole. The proposed development is therefore deemed to be acceptable in principle, by virtue of the provisions of the National Planning Policy Framework and the Manchester Development Plan.

6.2 Section 70(2) of the Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that where an application accords with the relevant Development Plan and material considerations are in favour, applications should be determined positively. As such, based on the above principles, we would therefore kindly request that the Council seek to support this proposal, and issue a grant of consent for this application without delay.