Manchester City Council
Planning, Growth and Development
P.O. Box 532
Manchester
M60 2LA

Manchester
One Express
1 George Leigh Street
Manchester M4 5DL

nexusplanning.co.uk

09 October 2026

Dear Sir/Madam

TEMPORARY PLANNING APPROVAL FOR CONTRACTORS COMPOUND AND ERECTION OF ASSOCIATED STRUCTURES FOR A 145 WEEK PERIOD AT LAND BETWEEN JUNCTIONS OF MOSS LANE EAST, WESTWOOD STREET AND RABY STREET.

Introduction

On behalf of our client, Mosscare St. Vincent's and Caddick Construction, we are pleased to submit a planning application for:

"Temporary planning approval for contractors' compound and erection of associated structures for a 145-week period at Land between Junctions of Moss Lane East, Westwood Street and Raby Street." ('the proposed development'*).*

The proposed contractors' compound is required to support the construction of the approved residential development on land between Moss Lane East and Barnhill Street ('the main site'), located approximately 100 metres from the application site.

Planning permission (ref. 143777/FO/2025) was granted for the main site in November 2025 for the *"Erection of six residential blocks, following demolition of existing buildings and structures, to provide a total of 212 dwellings (Use Class C3) comprising: one 10-storey building accommodating 86 apartments; four buildings of 5 to 6 storeys (including attic storeys) accommodating a total of 119 apartments; and 7 three-storey townhouses; together with ancillary communal facilities, associated access, car and cycle parking, refuse storage, landscaping, amenity space, signage, and other associated works"* at the land between junctions Moss Lane East and Barnhill Street.

Since the grant of planning permission for the main site, condition 40a, relating to the Local Labour Agreement, has been partially discharged (app ref. reference OTH-2026-000798). This was approved in July 2026.

With construction of the approved development expected to commence in February 2027, the application site has been identified to provide the contractors' welfare, storage and parking facilities required during the construction period. As the compound site is physically separate from the main site and falls outside the red line boundary of permission 143777/FO/2025, the proposed development is not permitted under 'Class A – temporary buildings and structures' of the General Permitted Development Order and a planning permission is required.

The application has been submitted via the Planning Portal (ref. PP-15174211) and is supported by the following documents and plans:

Registered office: Holmes House, 4 Pear Place, London, SE1 8BT Certified to ISO 9001 **Nexus Planning Limited** Registered in England Nº 08491440

Table 1.1 Application Documents

Title	Reference/Date	Author
Arboricultural Impact Assessment	Arbtech AIA 01	Arbtech
Arboricultural Method Statement	July 2026	Arbtech
Flood Risk Assessment and Drainage Statement	June 2026	SGI
Ecological Survey	May 2026	Arbtech
Transport Technical Note	C1876-20260116	SGI
Biodiversity Assessment	June 2026	Arbtech
BNG Exemption Statement	July 2026	Arbtech
Site Waste Management Plan	September 2026	Caddick
Plans		
Site Location Plan	1215-MCAU-E.00-001	MCAU
Existing Site Plan	1215-MCAU-E.02.002	MCAU
Proposed Site Plan	1215-MCAU-P.02-101 rev P2	MCAU
Proposed Drainage Connection	090523CW-01	CPLS
General Access Arrangement	C1876-SGI- ZZ-00-DR- C- 102 - P01	SGI
Tree Protection Plan	Arbtech TPP 01 rev A	Arbtech

The Application Site

The application site is located at the junction of Moss Lane East, Westwood Street and Raby Street, approximately 100 metres from the main site. It is physically separated from the approved development and does not adjoin its red line boundary.

The site was formerly occupied by a commercial building with associated parking and vehicular access from Raby Street. The building was demolished in 2019, and the land has since been used for temporary storage. The site is currently enclosed by fencing and gates, with the existing vehicular access from Raby Street retained.

The surrounding area is mixed in character. The West Indian Sports and Social Club is located immediately to the west of the application site, while the Moss Side Millennium Powerhouse and associated playing fields are situated to the south, on the opposite side of Raby Street. To the east are the Kingston Furniture Shop and the Brotherhood of the Cross & Star Church, with established residential development extending further eastwards. The Heineken Brewery is located to the north of the site, beyond Moss Lane East.

The Application Proposal

The application seeks temporary planning permission for the use of the application site as a contractors' compound, together with associated storage, welfare and operational facilities.

The proposed compound would include approximately x7- 32 sq.ft units arranged in a triple-stacked configuration along the western side of the application site. Additional units would be positioned within the central part of the compound to accommodate storage and activities associated with windows and steel framing system, joinery and flooring, and mechanical, electrical and concrete frame works. A 10 sq. ft guard office and temporary power unit would also be provided.

Vehicular access would be taken from Raby Street, with an internal access road serving the compound and associated parking provision. A separate pedestrian entrance, incorporating a turnstile, would be provided from Westwood Street. To facilitate the proposed layout, the existing container on the site would be removed. All existing trees within the site would be retained. There will be a security guard stationed onsite when the site is not in use.

Technical Considerations

Flood Risk and Drainage

The application is supported by a Flood Risk Assessment and Drainage Statement prepared by Shepherd Gilmour Infrastructure Ltd. The assessment confirms that most of the application site is not at risk of flooding, although a small area along the western boundary falls within Flood Zone 2. The proposed temporary compound is classified as a less vulnerable use and is therefore appropriate within Flood Zones 1 and 2. Where necessary, the units will be positioned at a minimum finished floor level of 33.30m, with essential infrastructure set above the identified design flood level. Subject to these measures, the residual fluvial flood risk is considered to be low, and safe access will be available from Raby Street within Flood Zone 1.

As the proposal is temporary and does not involve significant changes to the existing site levels, impermeable area or drainage regime, surface water runoff will remain consistent with the existing situation. Existing connections to the surrounding sewer network will be used, with the temporary foul water connection to be agreed with United Utilities before the commencement of development. The assessment concludes that, subject to the recommended measures, the development would not increase off-site flood risk or adversely affect the capacity of the surrounding drainage network.

Access

A Site Compound Technical Note has been prepared by Shepherd Gilmour Infrastructure Ltd to assess the proposed access and egress arrangements. Vehicular access would be taken from Raby Street via a reinstated entrance, formed to a width of 6 metres with minimum 3 metre corner radii, subject to the necessary highway agreement or licence with Manchester City Council. Vehicle tracking has been undertaken for a 16.5 metre HGV, a standard 4.6-tonne light van and an occasional 7.5-tonne panel van.

HGV movements would mainly be required when the compound is first set up and again when it is removed. These movements would be managed through temporary parking restrictions or a road closure on Raby Street. Once the compound is operational, it would be used primarily by cars and light vans, which would be able to enter, turn within the site and exit using the internal turning area. The vehicle tracking demonstrates that the proposed access and layout can safely accommodate the range of vehicles expected to use the compound.

Ecology

An ecological walkover undertaken by Arbtech Consulting Ltd on 28 May 2026 identified the site as comprising predominantly gravel hardstanding, together with areas of sparsely vegetated land, mixed scrub, existing welfare/storage units and six scattered native trees. The trees were recorded as being in good to moderate condition

and the proposed development is not expected to result in the loss of, or direct impact upon, any on-site trees or off-site habitats.

A biodiversity net gain exemption statement has also been prepared and this confirm that the site falls below the 0.2 ha threshold, measuring approximately 0.13 ha, and therefore qualifies for the relevant small-site exemption. The development is not expected to have any direct impact on the existing trees within the site or on habitats outside the site. The areas of sparsely vegetated land can also be restored to their current condition once the temporary use comes to an end. While any biodiversity enhancements introduced following the development would be welcomed, the site is not required to demonstrate a 10% Biodiversity Net Gain.

Arboriculture

The application is supported by an Arboricultural Survey, Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan prepared by Arbtech. The Arboricultural Method Statement confirms that no trees would need to be removed as part of the proposal. The main arboricultural considerations relate to replacement hard surfacing within the root protection areas of trees T1 and T2, together with limited crown lifting and pruning to provide suitable clearance from the proposed parking spaces and temporary structures.

Within the root protection areas, the replacement surfacing would be laid above the existing ground level, with the existing sub-base retained. This avoids the need for excavation and limits disturbance to tree roots. Protective fencing would be installed before works begin and remain in place throughout the construction period. Any works within or immediately adjacent to the root protection areas would also be carried out under arboricultural supervision, with appropriate monitoring and reporting in place to ensure the retained trees are properly protected.

Conclusions

The proposed contractors' compound is required to support construction of the approved 212-dwelling development at the main site. Given the constraints of the approved site, the application site provides a suitable nearby location for the welfare, storage, parking and operational facilities needed during the construction period.

The technical information submitted with the application demonstrates that the temporary use can be accommodated without giving rise to adverse impacts. Access can be provided from Raby Street, flood risk and drainage can be appropriately managed, and all existing trees would be retained and protected throughout the works. The ecological assessment also confirms that the proposal would not result in significant effects on on-site or off-site habitats and that the development is exempt from the requirement to demonstrate a 10% Biodiversity Net Gain.

Taking these matters together and having regard to the temporary nature of the proposal and its direct role in supporting delivery of the approved residential scheme, we consider the contractors' compound to be acceptable.

We trust that the information submitted is sufficient to allow the Council to determine the application. Should any further information or clarification be required, please do not hesitate to contact me.

Yours sincerely,

[redacted]

Tracy Awanyo
Planner