

Application Number	Date of Appln	Committee Date	Ward
090884/FO/2009/N1	7th Aug 2009	22nd Oct 2009	Harpurhey Ward

Proposal Formation of 3 no. temporary car parks to provide 182 spaces and associated landscaping, floodlighting and CCTV coverage, including provision of 22 disabled parking spaces.

Location Vacant Plots Of Land At Hough Hall Road/Cole Street/Albine Street And Pym Street, Moston, Manchester, M10 9NJ,

Applicant , The Manchester College, Manchester College, Administrative Centre, Openshaw Campus, Ashton Old Road, Manchester, M11 2WH,

Agent Miss Louise Grimes, Jenkins Design Services Ltd, 2-4 Houghton Street, Bury, Lancashire, BL9 0TA

Description

This application relates to three cleared sites that have been grassed following demolition of terraced houses under Compulsory Purchase Powers.

The sites are situated to the south of commercial properties on Moston Lane between numbers 216 to 256. The smallest car park (A) is bounded by 216 to 230 Moston Lane, Cole Street/Hough Hall Road and an alleyway to side of 7 Hough Hall Road. This will provide 35 parking bays to be used by residents and college users. Access to this car park would be from Cole Street. There is a row of terrace houses to the south of Hough Hall Road next to the car park. Hough Hall a grade two listed building is located opposite the car park. Hough Hall Road provides vehicular access to rear of Moston College.

The largest car park (B) that will provide 99 spaces for the college to use is situated behind numbers 232- 244 Moston Lane and bounded by Cole Street and Albine Street. There are new semi - detached situated houses at the southern end of Cole St and Albine Street just off Mapledon Road. Two entrances are proposed for this car park one off Cole Street and one off Albine Street. The third car park (C) will provide 48 spaces for the college to use and is situated behind 246 to 256 Moston Lane and bounded by Albine Street and Pym Street. The Moston Indoor Market is located on Pym Street and there are two residential properties close to Moston Lane on Pym Street. There are new semi-detached houses at the southern end of Albine Street. There are terrace houses situated at the end of Pen Street that will face the car park.

Following discussions with the applicant revised plans have been received showing that the entrance to car park(C), next to Moston Indoor Market, has been relocated from Pym Street and will now be off Albine Street.

Work on laying out the car parks has commenced on site. The applicant has been advised that any works carried out is at their risk and they should not proceed with any further work until the necessary planning permission is obtained.

Consultations

Local Residents One letter of support, originally sent to Manchester College, has been received on behalf of residents of Ashley Lane. They are pleased that the need for extra parking has been recognised with the provision of car parks off Moston Lane. They have requested that once the car parks are completed all staff and students are asked to use the car parks rather than parking in the roads around the college.

Two letters of objection have been received together with 8 duplicate letters of objections from residents who live on Cole Street.

A resident on Mapledon Road points out that the Council is supporting a traffic calming scheme on Pen Street and considers that Mapledon Road and surrounding streets already experience heavy fast moving traffic as they are used as a short cut to avoid using Moston Lane and this scheme would add to the problem. The college is easily accessible by frequent reliable public transport which will soon be enhanced by the metrolink extension to central park a 15 minute walk away and staff and students should be encourage to use these facilities.

A resident on Cole Street considers that the car parks will not be in character with the area and runs against the principles of sustainability by encouraging car use and is not supported by a college sustainability travel plan. The scheme is designed as a temporary measure and no duration has been given for the car parks, the solution will only move congestion and crime problem from one side of the college to another and will not present a long term "fix" to the problems.

The following objections have been put forward in the duplicate letters:-

the proposed development contains insufficient greenery to replace the loss of the grassed area,

they expect to see strong commitment for provision of litter bins and for a regular clean up in the neighbourhood

a commitment to turning the car lights off overnight to reduce light pollution should be made,

The provision of a twenty four hour car park is not necessary as the college is not open 24 hours a day and it may encourage use of the car parks by groups of people who do not respect the need to manage noise at night time,

the temporary duration of the car parks needs to be specified,

no details are provided for returning the land to its current sate once the car parks are removed,

the proposal will not enhance the neighbourhood and will reduce the visual appearance of the area and well being of the community,

concern is expressed that extending car parking provision gives potential for expansion of the College, there is no evidence of attempts by the college to reduce the number of people driving to the college particularly as regular public transport routes use Moston Lane and Rochdale Road.

it is considered that the parking provision should be reduced by a third and consideration given to a creation of a local garden or planted playground

An objection on behalf of Pen Street residents has also been received. They are concerned that the new entrance to the car park proposed off Pym Street will result in more traffic using Penn Street where work on traffic calming measures have just started and environmental improvements carried out and consider that the entrance should be off Albine Street.

Engineering Services - Barriers need to be 6m. minimum from the back-of-footway line. Albine Street access needs to be widened to at least 5.5m. Recommend relocation of Car Park "C" access to Albine Street in order to avoid rat-running on Penn Street. Boundary treatment must not obstruct 2.4 x 60/70m. long vehicular visibility splays to the south at B/Cole and both ways at the potential C/Albine accesses.

Environmental Health - has requested that a condition be attached to ensure that external lighting be designed and installed so as to control glare and overspill onto nearby residential properties.

North Manchester Regeneration Team - The North Manchester Regeneration team supports this temporary proposal as a short term measure to relieve College - related parking problems. The City Council will work with the college to seek longer term, sustainable remedies to the parking situation in the area as the current application site is allocated for new residential development in the Harpurhey / Moston Local Plan and this will be delivered when market conditions allow.

Greater Manchester Police - have confirmed that subject to the implementation of the management systems outlined in the Crime Impact Statement they can support this application.

United Utilities Water PLC - no objection

Issues

Planning Policy Statement 1. The government is committed to promoting community cohesion and sustainable communities. Development plans should promote development that creates socially inclusive communities and should include policies to address accessibility (both in terms of location and physical access) for all members of the community to jobs, health, education, shops and leisure community facilities. The general approach should be to reduce the need to travel and encourage accessible public transport provision to secure more sustainable patterns of transport development. These car parks are a short term measure to address accessibility to the college this term due to a large influx of students and staff particularly given the existing limited on site parking provision. The college are working with the North Manchester Partnership to look at long term solutions and are in the process of completing its Green Travel Plan for all campuses.

The Regional Spatial Strategy (RSS) for North West England - The RSS was adopted in September 2008 and replaces the previously published Regional Planning Guidance. The RSS provides a framework for development

and investment in the region over the next fifteen to twenty years. It contains policies that address core principles of development, including the following:

DP2: Promoting sustainable communities - Ensuring development contributes to a high quality of life for existing and future residents;

DP 5: Manage Travel Demand - Ensuring development is located so as to reduce the need to travel, especially by car, and to enable people as far as possible to meet their needs locally.

DP7: Promote Environmental Quality - Ensuring that new development demonstrates good design and respect for its setting;

Unitary Development Plan no specific reference is made about the sites in the plan

HC1 In deciding its attitude to proposals within Harpurhey, Lightbowne and Collyhurst, the Council will have regard to the general policies in Part 1 of the plan in order to:-

- a) secure the development of Central Park;
- b) improve the quality of the local environment;
- c) encourage new housing development and improve the quality of the existing housing stock;
- d) provide adequate and accessible community facilities for all members of the community, particularly those with special needs;
- e) create employment opportunities;
- f) improve accessibility to employment and shopping facilities;
- g) provide new and affordable housing for local people;
- h) target public and private sector resources into the area in order to tackle problems of low quality housing, poor environment and derelict land.

Principle. The Manchester College Moston Campus is a restricted site surrounded by houses with limited parking available on site. The main entrance is off Ashley Lane with a secondary access off Hough Hall Road. There has been an ongoing problem with college users parking on-street in the surrounding streets and this proposal aims to alleviate this problem in the short term. The Campus Head recently commissioned a survey of cars parked on Ashley Lane and surrounding streets and recorded a total of 140 vehicles on one day which were attending the college. The curriculum previously provided at Abraham Moss have been transferred to the Moston Campus and this has lead to an influx of both staff and students enrolling at the campus this term. New facilities are being opened for hair and beauty, media and make up and the gymnasium has been refurbished. The number of 16 to 18 year olds attending the college has increased by 200 this year and adult students has increased by 300 and those in Higher Education by 77. The number of staff has increased by 47. Clearly this has put greater demand on parking in the area and this proposal will alleviate the problems particularly experienced on Ashley Road and is supported by these residents. The sites remain allocated for housing purposes, however, it is considered that in the short term the laying out of the sites for parking will help to alleviate a local issue and therefore merits support.

Residential Amenity. The proposal will result in an increase of traffic. However, there are no houses in close proximity to the entrances to the car parks and the proposal should not result in any significant loss of residential disamenity due to noise. Car parks B and C that are for use by the college will have their gates opened at 7.30 am and left open throughout the day, and will then be closed by college staff usually at 9.30pm on weekdays. They will not be available at the weekend. As a result this avoids use late at night when noise could become an issue.

Car park A on Hough Hall Road will not be gated and only has a height restrictor barrier so as to provide 24 hour parking facilities for college and residents to use on a "first come basis", and it could be used by shoppers on Moston Lane and by parents picking up their children from the nearby Moston Lane Primary School. The college have confirmed that this car park will have a designated lighting and cctv installation which will be linked back to the college's current CCTV /monitoring campus system. In addition the car park will be regularly visited by campus staff. The monitoring of the car parks will be under continuous review by the college in conjunction with feedback from the Police and the local community.

Access/Entrances Revised plans have been received to meet engineer's comments. As the barriers are to be kept open during the day it is not considered necessary to set them back 6.0m as cars will be able to access the car park direct without drivers having to first park before opening gates and obstructing the highway.

Access for Disabled People. Twenty-two disabled parking bays are to be demarcated in car park A to meet requirements of DFA 2 and this part of the car park will have a bitumen Macadam specification with surface water drainage to provide a suitable finish for wheelchair users. The remainder of the car park will have permeable block paving. This car park is the closest to the college and as such is the most convenient location to provide facilities for disabled staff and students attending the college.

Secure by Design. The installation of lighting and CCTV cameras should help to make users of the proposed car park gain confidence in the safety of both themselves and their vehicles to ensure that good use is made of the facility. It is recommended that a condition requiring the practical implementation of the management systems outlined in Crime Impact Statement be attached to any approval.

Landscaping. It is proposed to retain the existing wooden kick rails that enclose the sites and these are to be overhauled and a satin finish applied. A comprehensive landscaping scheme is proposed involving planting a native hedge around the perimeter of each car park, shrubs and includes planting 25 deciduous trees in the corner of the car parks mainly in groups of three. Car parks B and C will have a crushed stone surface to allow natural drainage. The college have confirmed that they will provide litter bins in each car park and will introduce a management regime to closely monitor and pick up litter. The location of the litter bins can be made subject to a condition. It is considered that the proposed landscaping will enhance the appearance of the area.

Long Term Travel Plans of the College

As part of the college's plans to tackle parking problems within the vicinity of the Moston Campus they have confirmed that they are working closely in partnership with the North Manchester Regeneration Team to:-

[1] actively identify an alternative long term parking solution and to avoid the need to resort back to on street parking once these temporary car parks are handed back to MCC for redevelopment.

[2] to ensure that both the interim and long term car parking arrangements meet the needs of the College and local Residents.

In addition they propose to undertake a feasibility study and develop a detailed Travel Plan which will actively promote both MCC policy in respect of alternative means of transport for its staff and students and to discourage cars.

Manchester College is also in the process of completing its Green Travel Plan for all campuses. They will also promote the new metro link once operational.

Conclusion

The large increase in the number staff and students attending the Moston Campus this term has put extra pressure on parking in streets surrounding the college. The laying out of these sites as car parks in the short term will help to alleviate the on-street parking problems in the area. Good provision has been made for disabled people to park and measures are to be put in place to make use of the car parks safe and secure. The proposal also includes a comprehensive landscaping scheme. The college is looking at longer term solutions to the travel needs of users with the aim to make people less reliant on car travel. The Council own the land and the lease will allow return of the land by means of a six month prior notice. It is therefore considered that the scheme will bring about short term benefits until market conditions improve to allow housing development to take place on the site and it is recommended that a five year temporary approval is granted.

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 the right to a fair hearing and to this end the Committee 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 Unitary Development Plan, the Head of Planning 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. He believes that any restriction on these rights posed by the approval of the application is proportionate to the wider benefits of approval

and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation TEMPORARY APPROVAL

APPROVE FOR A TEMPORARY PERIOD OF FIVE YEARS on the basis that the proposal accords with the development plan in particular policies H2.2 of the City Council's Unitary Development plan and there are no material considerations of sufficient weight to indicate otherwise.

Conditions and/or Reasons

1) The permission hereby granted is for a limited period only, expiring on 31 October 2014 and the use comprising the development for which permission is hereby granted is required to be discontinued at the end of the said period.

Reason - The development is of a temporary nature only and to enable the planning authority to re-evaluate the proposal in light of the site's pursuant to policy H2.2 of the City Council's Unitary Development Plan

2) The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority: 29057/004A, 007A,009A, 010B,and 001a stamped as received on 8 October 2009.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy H2.2 of the Manchester Unitary Development Plan.

3) The hard and soft landscaping scheme approved by the City Council as local planning authority shown on drawing ref 29057-004A, 006A, 007A, 009A stamped as received on 8 October 2009 shall be implemented not later than 12 months from the date of commencement of works. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policy H2.2 of the Unitary Development Plan for the City of Manchester.

4) If when the lighting units are illuminated they cause undue glare or light spillage to the detriment of adjoining and nearby residential properties, baffles and/or cut-offs shall be installed on the units and adjustments shall be made to the angle of the lighting units and the direction of illumination, which shall thereafter be retained in accordance with details which have received the prior written approval of the Local Planning Authority.

Reason

In order to minimise the impact of the illumination of the lights on the occupiers of existing and proposed nearby residential accommodation, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

5) The proposed outdoor lighting system shall not be used between the hours of 20.00 am and 08.00 Mondays to Sundays.

Reason

In order to prevent disamenity to nearby residents pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

6) Details of litter bin of a size and type and their siting to be approved in writing by the City Council as local planning authority shall be installed within the car parks and shall remain there for so long as the use is in existence.

Reason - To maintain the quality of the street environment in the locality of the development in order to comply with Policies, H2.2, H2.6, of the Unitary Development Plan for the City of Manchester.

7) The development shall be carried out by adopting the practical implementation of the management systems outlined in the Crime Impact Statement unless otherwise approved in writing by the City Council as local planning authority.

Reason - To reduce the risk of crime pursuant to Policy E3.5 of the Unitary Development Plan of the City of Manchester and to reflect the guidance contained in Planning Policy Statement "Delivering Sustainable Development".

8) Car parks B and C shall only be open between the hours of 7.30 am to 10pm Monday to Fridays and shall be closed overnight and at weekends unless otherwise agreed in writing by the City Council as local planning authority.

Reason

In the interest of residential amenity pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

9) Full details of the lighting and cctv cameras including the supporting structures and position shall be submitted to and agreed in writing by the City Council as local planning authority prior to the car parks becoming operational and shall be implemented in accordance with the agreed details.

Reason

In the interest of residential amenity pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 090884/FO/2009/N1 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted/notified on the application:

Engineering Services
Environmental Health
Contaminated Land Section
North Manchester Regeneration Team
Access Officer
Greater Manchester Police
United Utilities Water PLC
234 Moston Lane, Manchester, M40 9WT
Flat, Above 234, Moston Lane, Manchester, M40 9WT
M & M Newsagents, 236 Moston Lane, Manchester, M40 9WT
238 Moston Lane, Manchester, M40 9WT
California Wines, 240-244, Moston Lane, Manchester, M40 9WT
Balti Express, 246 Moston Lane, Manchester, M40 9WF
Bolton Housing, 248 Moston Lane, Manchester, M40 9WF
Pizza Base, 250 Moston Lane, Manchester, M40 9WF
Flat, 252 Moston Lane, Manchester, M40 9WF
The Lane Cafe, 252 Moston Lane, Manchester, M40 9WF
254 Moston Lane, Manchester, M40 9WF
258a, Moston Lane, Manchester, M40 9WF
Star Pound, 256 Moston Lane, Manchester, M40 9WF
256a, Moston Lane, Manchester, M40 9WF
Jeanette Collins Florist, 258 Moston Lane, Manchester, M40 9WF
262 Moston Lane, Manchester, M40 9WF
Moston Indoor Market, Hartley Street, Manchester, M40 9NR
32 Pym Street, Manchester, M40 9WE
1 Penn Street, Manchester, M40 9NF
3 Penn Street, Manchester, M40 9NF
5 Penn Street, Manchester, M40 9NF
7 Penn Street, Manchester, M40 9NF
9 Penn Street, Manchester, M40 9NF
6 Penn Street, Manchester, M40 9NF
11 Penn Street, Manchester, M40 9NF
8 Penn Street, Manchester, M40 9NF
13 Penn Street, Manchester, M40 9NF
34 Pym Street, Manchester, M40 9WE
36 Pym Street, Manchester, M40 9WE
38 Pym Street, Manchester, M40 9WE
2 Penn Street, Manchester, M40 9NF
4 Penn Street, Manchester, M40 9NF
46 Cole Street, Manchester, M40 9WH
44 Cole Street, Manchester, M40 9WH
Moston Youth Club, Hough Hall Road, Manchester, M40 9NJ

42 Cole Street, Manchester, M40 9WH
52 Mapledon Road, Manchester, M9 4QG
40 Cole Street, Manchester, M40 9WH
54 Mapledon Road, Manchester, M9 4QG
38 Cole Street, Manchester, M40 9WH
25 Hough Hall Road, Manchester, M40 9NJ
36 Cole Street, Manchester, M40 9WH
56 Mapledon Road, Manchester, M9 4QG
23 Hough Hall Road, Manchester, M40 9NJ
37 Cole Street, Manchester, M40 9WH
58 Mapledon Road, Manchester, M9 4QG
21 Hough Hall Road, Manchester, M40 9NJ
35 Cole Street, Manchester, M40 9WH
19 Hough Hall Road, Manchester, M40 9NJ
17 Hough Hall Road, Manchester, M40 9NJ
15 Hough Hall Road, Manchester, M40 9NJ
13 Hough Hall Road, Manchester, M40 9NJ
11 Hough Hall Road, Manchester, M40 9NJ
9 Hough Hall Road, Manchester, M40 9NJ
7 Hough Hall Road, Manchester, M40 9NJ
Hough Hall, Hough Hall Road, Manchester, M40 9NJ
Moston Lane Primary School, Moston Lane, Manchester, M9 4HH
Ludwig Studios, 216 Moston Lane, Manchester, M40 9NS
218 Moston Lane, Manchester, M40 9NS
220 Moston Lane, Manchester, M40 9NS
218a, Moston Lane, Manchester, M40 9NS
Hairstop, 224 Moston Lane, Manchester, M40 9NS
222 Moston Lane, Manchester, M40 9NS
Pizza Lane, 226 Moston Lane, Manchester, M40 9NS
228 Moston Lane, Manchester, M40 9NS
228a, Moston Lane, Manchester, M40 9NS
Tom Clarke & Co, 230 Moston Lane, Manchester, M40 9NS
David James Financial Services, 230 Moston Lane, Manchester, M40 9NS
Thomas Clark Ltd, 230 Moston Lane, Manchester, M40 9WT
Moston Lane Supper Bar, 232 Moston Lane, Manchester, M40 9WT
Tracey Ward, 31 Penn Street, Manchester, M40 9NF

Representations were received from the following third parties:

Engineering Services
Environmental Health
North Manchester Regeneration Team
Greater Manchester Police
United Utilities Water PLC
46 Cole Street, Manchester, M40 9WH
44 Cole Street, Manchester, M40 9WH
42 Cole Street, Manchester, M40 9WH
40 Cole Street, Manchester, M40 9WH
38 Cole Street, Manchester, M40 9WH
37 Cole Street, Manchester, M40 9WH
35 Cole Street, Manchester, M40 9WH
73 Ashley Lane, Moston, Manchester, M9 4NU

42 Cole Street, Moston, Manchester, M40 9WH
43 Mapledon Road, Manchester, M9 4QG

Relevant Contact Officer : David Hughes
Telephone number : 0161 234 4636
Email : d.hughes3@manchester.gov.uk