

TOWN & COUNTRY PLANNING (DEVELOPMENT PLAN)(ENGLAND) REGULATIONS  
1999

Statement of Decisions and Reasons of Manchester City Council pursuant to Regulation  
27(1)

**CITY OF MANCHESTER UNITARY DEVELOPMENT PLAN**

Following the Report into Objections to Proposed Alterations 3, 6, 7, and 10 to the Unitary Development Plan (Oct/Dec 1998 and June/July 1999), the City Council has reached the following decisions as regards the above proposals in the light of the Inspector's recommendations (August 2000):

[Note: The detailed explanation for the Council's decisions is set out in two Committee Reports dated 30th October 2000 and 25th July 2001, a copy each of which is made available for Inspection at the same time and place as this statement]

**Decisions and Reasons of the City Council on the Inspector's Recommendations**

**ALT3. Guide to Development in Manchester** - a new development control policy to give expression to the 'Guide to Development in Manchester', which has already been adopted by the authority as Supplementary Planning Guidance.

Decision

The City Council accept the Inspector's recommendation not to include either version of the proposed alteration in the Unitary Development Plan and to re-write a new replacement policy or policies. However, the City Council has decided not to put forward modifications to this effect at this stage.

Reason

The City Council is withdrawing the proposals.

**ALT6. Special Needs and Supported Housing** - a new Objective, Part 1 and Development Control policies and changes to existing policies DC2 and DC4 to incorporate into the Plan an approach to dealing with planning applications for these uses previously agreed by the Council.

Decision

The City Council accepts the Inspector's recommendation to include the pre-inquiry version into the UDP.

**ALT7. Large Buildings of Historic and/or Architectural interest** - a new development control policy previously agreed by the Council to assist with dealing with planning applications affecting large buildings of historic and/or architectural interest in extensive grounds.

Decision

The City Council accepts the Inspector's proposed re-wording of the policy but feels that it is not in a position to draw up a local list of large buildings of historic and/or architectural interest in extensive grounds, as suggested by the Inspector.

**Reason**

While the Council can see the merit of drawing up a local list of large buildings of historic and/or architectural interest in extensive grounds, it recognises that in order to ensure that any deserving property is not excluded requires resources which it does not currently have at its disposal. The Council is therefore not in a position realistically to pursue this "local list" at this stage of the plan's progress, and feels that the progress of the review of the plan as regards this concern should not be set back indefinitely solely on this account.

**ALT10. Revisions to Policies E2.1 and EW21** - revisions to simplify the procedures for dealing with development proposals for limited infilling and redevelopment within the existing operational area at Manchester Airport.

**Decision**

The Council accepts the Inspector's recommendation in full in so far as the text of the revised draft policies E2.1 and EW21 is concerned. However, it is not proposing to modify the boundary of the 'Major Developed Site' in line with the Inspector's conclusions.

**Reason**

It is the Council's view that the existing boundary on the land to the east of Moss Nook already follows clear boundaries on the ground as it runs along Ringway Road and Tedder Drive. In relation to the north-western boundary, over eighty percent of the existing boundary follows a clearly defined boundary on the ground, with the exception of a very short length cutting through Painswick Park. As there are proposals to re-align Runger Lane in the foreseeable future, the Council is of the view that it is unwise to revise the boundary of the Major Developed Site to follow the existing alignment of Runger Lane/Thornley Lane as was suggested by the Inspector.