

Planning and Highways Committee

Minutes of the meeting held on 2 June 2016

Present: Councillor Ellison (Chair).

Councillors: Ahmed Ali, Nasrin Ali, Shaukat Ali, Barrett, Chohan, Curley, Fender, Kamal, Madeleine Monaghan, Paul and Siddiqi.

Apologies: Councillor Loughman and Watson.

PH/16/43 Minutes

Decision

To approve the minutes of the meeting held on 7 April 2016 as a correct record.

PH/16/44 Land Between 81 And 85 Cleveland Road, Crumpsall, Manchester

A Planning Application number 111134/FO/2016/N1 for the erection of one pair of semi-detached family dwellinghouses (two houses in total) (Use Class C3 (a)), with associated car parking, landscaping, and boundary treatments was received.

This Planning Application relates to a vacant area of land situated between 81 and 85 Cleveland Road, Crumpsall. The site is located within a residential area of Crumpsall, and has been vacant for many years.

The site of 81 and 79 Cleveland Road, to the southwest of the site, comprises a large semi-detached Victorian villa, set within grounds. 85 and 85A Cleveland Road, to the northeast of the site, are 1940's semi-detached houses.

Planning Permission is sought upon this gap site, for the erection of one pair of semi-detached family dwellinghouses (two houses in total) (Use Class C3 (a)), with associated car parking, landscaping, and boundary treatments.

The proposed three-bedroom family dwellinghouses will be three-storeys in height, with the third floor of accommodation within the roofspace. The houses will have two large bedrooms at first floor, with loft accommodation at third floor. The proposed front building line of the proposed houses is similar to that of 85 and 85A Cleveland Road to the northeast. A level threshold is proposed as regards access into and out of the dwellinghouses.

The proposed layout plan is annotated to show the provision of one off-street car parking space within the curtilage of each property. The provision of bin storage for segregated waste recycling is proposed to be within the rear curtilage of the properties.

The curtilages of the properties are proposed to be bounded by 1.8 metre high close boarded timber fencing to the rear and side boundaries, with 1100mm high brick walling with copings, and sliding metal gates to the boundary with Cleveland Road.

Decision

To **approve** the application subject to the conditions set out in the report.

(Councillor Curley declared a personal interest in this item and took no part in the decision. Councillor Barrett was absent for part of the discussion on this item and took no part in the decision)

PH/16/45 98 Crumpsall Lane, Crumpsall, Manchester, M8 5SG

A Planning Application number 111236/FO/2016/N1 for retrospective Planning Application for the conversion of the existing garage to an ancillary store, including elevational alterations, increased height and new roof was received.

This proposal relates to a single storey garage that is attached to number 98 Crumpsall Lane. Number 98 is the end property in a terrace of four commercial properties, with the Constitutional club located between the commercial properties on Crumpsall Lane, and the residential properties on Lansdowne Road. The property that is the subject of this application is currently in use as a lettings agency (Use Class A2).

The proposal is for retrospective consent for the conversion of the existing attached single storey garage into ancillary storage for the lettings agency. The garage element of the building originally had a flat roof. This has been replaced with a very slight mono pitched roof that slopes towards the back of the site. To enable the conversion of the building into an ancillary storage unit, elevational changes were required, which comprised of the removal of the garage door, and, the bricking in of the subsequent opening. The access to the newly created storage area is only internal from the lettings agency with no external access to the storage area. In order to create an increase in the internal floor to ceiling height, the external walls have been increased in height. This comprises of an increase of 0.7 metres in height when measured externally, taking it from 2.4 metres to 3.1 metres. The footprint of the garage is not increasing in either length or width.

The area is predominantly residential in nature, and comprises of a mix of large detached, semi detached and terraced properties. To the west of the site is an access road that runs between numbers 96 and 98 Crumpsall Lane. This opens up onto land to the rear, which is the car park to the constitutional club. However, it does not provide permeability through the site as there is a brick wall to the boundary along Linn Street. In addition there is an alley gated scheme to the rear of the properties on number 2 to 12 Lansdowne Road. The access road adjacent to the proposal site is approximately 2.76 metres wide at the narrowest point, and, this width has remained the same post conversion of the former garage.

Decision

To **approve** the application subject to the conditions set out in the report.

PH/16/46 11 Radium Street, Ancoats, Manchester, M4 6AY

A Planning Application number 111616/FO/2016/N1 for the conversion of four storey warehouse building to form 5 no. apartments, the erection of 4 storey building on George Leigh Street and 6 storey building on Silk Street to form 20 apartments and 7 townhouses (Class C3) (32 units in total) with associated parking and landscaping following partial demolition buildings along George Leigh Street and Radium Street was received.

The application site which measures 0.09 hectares in area relates to a cluster of 2-4 storey, vacant industrial/warehouse buildings of masonry construction situated on land bounded by George Leigh Street, Radium Street, Silk Street and Poland Street. There are a number of buildings on the site including 107-11 George Leigh Street, 9-11 Radium Street and 80 Silk Street. The north-western part of the site immediately adjoins a refurbished, office building, whereas to the north-east of the site, the buildings adjoin a cleared site, enclosed by Palisade fencing which is used for surface car parking.

The buildings which are in a poor condition comprise of a two-storey building with a double dual pitched roof on the corner of Silk Street and Radium Street, a pair of 4 storey buildings with gabled frontages linked by a metal, external staircase fronting George Leigh Street, adjoining which is a partially destroyed three storey building.

The site is situated on the northern fringe of the Ancoats Conservation Area where the area becomes more industrial in nature. The area to the north and east of the site contains a number of low-rise, modern, industrial buildings, including buildings within the Poland St, City Court and Crown Industrial Estates. The area to the south includes a number of small-scale commercial uses and sub-stations but is more residential in nature, including the Grade II listed, 6-7 storey residential complex of Victoria Square. The area to the west contains a couple of surface car parks and residential buildings, beyond which is the main arterial route of Oldham Rd.

Planning permission is sought for the demolition of 80 Silk Street, 9-11 Radium Street and 109-11 George Leigh Street and the restoration and conversion of 107 George Leigh Street in order to facilitate the creation of 7 x two and three bedroom townhouses and 25 x one, two and three bedroom apartments.

The development entails the formation of a 4 storey frontage to match the retained building along George Leigh Street and a 6 storey frontage to Silk Street. The buildings will be linked by internal courtyard decks to provide amenity space, cycle storage, plant room and refuse storage, with the ground floors of each of the new buildings incorporating integral garages for the proposed townhouses. The principal access to the development is proposed off George Leigh Street.

The Planning Officer presented further information and amended conditions contained in the late representations. He explained that the changes to conditions were relatively minor and were in respect of changes to some phrasing to clarify the specific requirements of each amended condition.

Decision

To **approve** the application subject to the conditions set out in the report and the amended conditions in the late representation.

PH/16/47 Land Bounded By George Leigh Street, Bengal Street, Blossom Street & Sherratt Street, Ancoats, Manchester, M4 6AW

A Planning Application number 111742/FO/2016/N1 for the erection of a part 8 storey, part 5 storey building to form mixed use development comprising 199 residential units together with formation 4 ground floor commercial units (468 sqm) (Use Class A1, A2, A3, B1 and D1 (excluding a place of worship) with associated car parking, landscaping, amenity space, vehicular access from Bengal Street and other associated works following the closure of Loom Street and demolition of existing buildings including the former Smith's Arms public house and express motors buildings was received.

The application site is approximately 0.74 hectares and is within the Ancoats Conservation Area; bound by George Leigh Street, Bengal Street, Blossom Street and Sherratt Street. The site consists of two plots of land spanning across Loom Street, the road that runs between the two plots. The plots are described below:

- Plot 1 – Land bound by Blossom Street, Loom Street, Sherratt Street and Bengal Street - This plot comprises of a vacant three storey former public house named the Smith's Arms, located on the Sherratt Street side of the plot. The site is secured with perimeter fencing and includes a number of trees, as well as vegetation, along the boundary. The majority of the site is cleared hard standing with overgrown vegetation.
- Plot 2 – Land bound by George Leigh Street, Loom Street, Sherratt Street and Bengal Street - This plot accommodates a vacant one storey building formerly used as a vehicle repair garage (Express Motors). This plot is also secured with perimeter fencing and includes a number of trees, as well as vegetation, along the boundary. Additionally, the majority of this plot is made up of hard standing and overgrown vegetation.

The topography of the site is relatively flat and comprises predominantly of hard standing. Access to the site is via Blossom Street (pedestrian) or Bengal Street (vehicular).

The surrounding area is a mixture of residential and commercial developments. To the south of the plot is cutting room square, bounded by the converted Hallé St Peter's building, the Fairbairn Building, the Hood Street development site and the Ice Plant. These are a mixture of new and converted residential blocks fronting the square, with ground floor commercial units.

Immediately to the west of the plot, along George Leigh Street, is the Grade II Listed residential building Victoria Square. This development which is a municipal housing block and is currently occupied by apartments.

To the south east of the site is the converted Hallé St Peter's building, which is used as a rehearsal space for the Hallé Concert Society Orchestra and Choir as well as a general space for functions and other events. Other neighbouring buildings include the NQ4 Building on Bengal Street, a part residential, part commercial block, and BS41, a residential block with ground floor commercial space adjacent to Naval Street. Additionally, there are a series of established residential terraced properties fronting Anita Street and George Leigh Street to the west of the plot.

The applicant 'Manchester Life Development Limited' is seeking full planning permission for the erection of 2 x part 8 storey and part 5 storey mixed use residential led buildings to form 199 build to rent apartments and townhouses (Use Class C3), including 62 one-bed apartments, 116 two-bed apartments, 7 three-bed apartments and 14 two-bed townhouses. This development also proposes a total of 4 ground floor commercial floorspaces (468 sqm) (Use Class A1, A2, A3, B1 and D1) with associated access from Blossom Street along with residential amenity space (110 and 120 sqm), 63 car parking spaces (accessible from Bengal Street), 192 cycle parking spaces, landscaping, public realm, boundary treatment and associated works. This submission also acts as a notice of the proposed removal of trees within a Conservation Area.

The Planning Officer presented further information and amended conditions contained in the late representations. He explained that the late representations took into consideration supplementary objections and comments made by members of the public and other agencies, and that several conditions had been amended to reflect representations and comments.

Decision

To **approve** the application subject to the conditions set out in the report and the amended conditions in the late representation.

PH/16/48 Former BBC Site, New Broadcasting House, Oxford Road, Manchester, M60 7HB

Planning applications number 111026/FO/2016/C1 for Blocks 5 and 6 - erection of part 17, part 36 storey building to comprise 411 residential apartments (Class C3) (14 studios, 136 x 1 bed, 228 x 2 bed and 33 x 3 bed) with mid and top roof level private dining / media room/ gardens, ground and mezzanine floor residential amenity uses including a gym,, plus lower ground, ground and mezzanine level commercial uses (Class A1 (shop), A2 (Financial and Professional Services), A3 (Restaurant and Cafe), A4 (Drinking Establishment), B1 (Offices), D1(Non-residential Institutions Crèche only) and D2 (Assembly and Leisure - Gym only)) and associated junction improvements to Oxford Road / Charles Street, access, servicing, and landscaping, and 111027/FO/2016/C1 for Blocks 7 and 8 - erection of 17 storey building to comprise 266 residential apartments (Class C3) (14 studios, 56 x 1 bed, 168 x 2 bed and 28 x 3 bed) with top roof level private dining / media room / gardens, ground and mezzanine floor residential amenity uses including a gym and home working lounge, plus ground and mezzanine level commercial uses (Class A1 (shop), A2 (Financial and Professional Services), A3 (Restaurant and Cafe), A4 (Drinking Establishment), B1 (Offices), D1(Non-residential Institutions - crèche only) and D2 (Assembly and

Leisure - gym only)) and associated access, servicing, and landscaping were received.

The application represents the second phase of the development of the former BBC site now known as Circle Square. The wider site (known as the Masterplan Site) measures 4.68 hectares and is bounded by Oxford Road, Charles Street, Brancaster Road, Sorton Street, Cloak Street, Upper Brook Street and the River Medlock. The site was cleared in 2012 when vacated by the BBC and was subsequently used until July 2015 as a surface level car park.

The site is located within part of the City Centre known as The Corridor which contains a high concentration of commercial, cultural and education facilities and is considered to be the geographical heart of Manchester's 'knowledge economy'. The Corridor is a key focus of investment within the City and represents a major opportunity to secure added-value economic growth. The sites primary frontage is to Oxford Road a major radial route stretching from the heart of the City Centre to South Manchester and beyond

The buildings adjacent to the site vary in height. Buildings on Charles Street range from 2 / 3 storeys up to 9 storeys, and on Princess Street from 2 storeys at the junction of Princess Street and Charles Street to Montana House which ranges in height from 8 to 12 storeys Princess House at 12 storeys, the Ibis Hotel at 9 storeys and Salisbury House at 10 storeys. Montana House and Princess House, which together comprise 130 apartments, are located on the opposite side of the River Medlock to the proposed development. Consent was granted in 2014 for an additional 2 floors on Montana House (application ref no 103013).

There are a number of residential developments adjacent to the site, in addition to those mentioned above, including the Quadrangle (Chester Street), 7 Oxford Place (Charles Street) and Princess and Montana Houses (Princess Street). Bracken House is being refurbished for residential use (under permitted development rights (application ref no 108071/FO/2015/C1) Commercial buildings are mainly located to the south of the site, including the Manchester Technology Centre (Oxford House) and Armstrong House, which are included in the wider Masterplan in addition to the cleared site. There are a number of hotels within the immediate vicinity of the Site on Oxford Road. The North Campus (formerly UMIST) lies to the North East of the site and the campuses of MMU and the University of Manchester to the south and south east respectively. A number of bars, cafes, restaurants, clubs and shops are located on Princess Street, Charles Street and Oxford Road.

The Whitworth Street Conservation Area is to the north-west beyond the railway viaduct. The Lass O'Gowrie on Charles Street is Grade II listed and further Grade II and Grade II* Listed buildings are located further north on Princess Street and Whitworth Street West. The Palace Hotel on Oxford Road is Grade II* listed and the Dancehouse Theatre on Oxford Road is Grade II Listed.

A Strategic Regeneration Framework (SRF) was endorsed by the City Council in July 2013. This encompassed the former BBC site along with Armstrong House, the Manchester Technology Centre and City Council land at the junction of Upper Brook Street / Mancunian Way. The former BBC site was acquired by Bruntwood in March

2015, who developed a revised Masterplan which reflected the commercially-led vision of the SRF. This was endorsed by the Council's Executive Committee in April 2015 and identified early interventions that would provide the basis for the long term redevelopment of the Site. The Council's Executive endorsed a Delivery Strategy and Phasing Plan for the Site on 29 July 2015.

The SRF seeks to promote employment-led regeneration that would contribute to sustained economic growth and the competitiveness of the City. It promotes the expansion of the city core, providing opportunities to maximise local employment with improved links into adjacent communities. It acknowledges that opportunities to provide the type of accommodation required by the next generation of occupiers are limited in the city centre. Development principles are identified to deliver a high quality, vibrant and sustainable urban neighbourhood with a distinctive sense of place that is integrated functionally and physically with the wider area. This includes: the development of high quality, contemporary commercial buildings, complemented by residential, hotel, leisure or institutional space; the creation of vibrancy and vitality across the site to create a sense of place; and, the creation of a critical mass of economic activity to promote and encourage investment and growth opportunities.

The Planning Officer presented further information and amended conditions contained in the late representations. He explained that the late representations took into consideration supplementary objections and comments made by members of the public, elected members and other agencies, and that several conditions had been amended to reflect representations and comments.

A local resident spoke in objection to the proposals and summarised the concerns held by local residents, which are set out in more detail in the report provided. In addition a local elected member spoke on behalf of the residents and reiterated their concerns regarding the proposed development.

The applicant's agent spoke in support of the proposals and explained that this is a high quality prestigious development that complied with the Strategic Regeneration Framework (SRF) and the Masterplan. He explained that the proposals had complied with all of the statutory consultation and notification periods and that the development would enhance the City Centre.

The Committee commented that they were disappointed that the proposals contained no provision for affordable housing, and expressed scepticism that the development would not be financially viable with the inclusion of affordable housing. The Committee also said that they would like to have a condition included to promote the employment of local residents as part of the construction personnel, and that it would also be desirable for the development to employ a proportion of local apprentices to allow such skills to be promoted and developed in the local workforce.

The Committee also discussed the apparent lack of car parking spaces provided for in the proposals, and queried whether the commercial impact of such a low percentage of car parking spaces had been considered as part of the wider strategy.

A member of the Committee said that despite ambitions to reduce the number of car journeys in the City Centre, people still needed to access car parking spaces for

commercial and leisure activities. It was commented that if large residential developments did not provide adequate designated residents parking, residents would be forced to use commercial parking provision which would have an impact on the leisure and night time economy of the City. The same member also commented that the scheme proposed a cycle parking provision of 50% and asked if residents would be expected to bring bikes into their apartments if there were no cycle parking spaces available? The member questioned whether the individual residences had sufficient space for cycles to be parked inside them.

Decision

To **approve** the application subject to the conditions set out in the report and the amended conditions in the late representation.

(The decision was carried by a majority and Councillor Barrett voted to refuse the application)

PH/16/49 Former BBC Site, New Broadcasting House, Oxford Road, Manchester, M60 7HB

A Planning Application 111025/FO/2016/C1 for Blocks 2,3 and 4 - erection of two buildings (18 and 14 storeys (Blocks 2 and 4)) comprising offices (Class B1) with ground and mezzanine floor commercial uses (Class A1 (shop), A2 (Financial and Professional Services), A3 (Restaurant and Cafe), A4 (Drinking Establishment), B1 (Offices), D1(Non-residential Institutions - Crèche only) and D2 (Assembly and Leisure - Gym only)) and rooftop restaurant (Class A3) with associated external terrace (Block 4), creation of public green space with pavilion building (Block 3) for events space / uses within Classes A1, A3, A4, D1(Exhibition Hall / Public Hall only) , D2(Concert Hall / Music Hall only)(Sui Generis) accessed from ground level within basement level below alongside creation of areas of public realm including tree planting and all associated access and servicing was received.

The application represents the second phase of the development of the former BBC site now known as Circle Square. The wider site (known as the Masterplan Site) measures 4.68 hectares and is bounded by Oxford Road, Charles Street, Brancaster Road, Sorton Street, Cloak Street, Upper Brook Street and the River Medlock. The site was cleared in 2012 when vacated by the BBC and was subsequently used until July 2015 as a surface level car park.

The site is located within part of the City Centre known as The Corridor which contains a high concentration of commercial, cultural and education facilities and is considered to be the geographical heart of Manchester's 'knowledge economy'. The Corridor is a key focus of investment within the City and represents a major opportunity to secure added-value economic growth. The sites primary frontage is to Oxford Road a major radial route stretching from the heart of the City Centre to South Manchester and beyond

The buildings adjacent to the site vary in height. Buildings on Charles Street range from 2 / 3 storeys up to 9 storeys, and on Princess Street from 2 storeys at the junction of Princess Street and Charles Street to Montana House which ranges in

height from 8 to 12 storeys Princess House at 12 storeys, the Ibis Hotel at 9 storeys and Salisbury House at 10 storeys. Montana House and Princess House, which together comprise 130 apartments, are located on the opposite side of the River Medlock to the proposed development. Consent was granted in 2014 for an additional 2 floors on Montana House (application ref no 103013).

There are a number of residential developments adjacent to the site, in addition to those mentioned above, including the Quadrangle (Chester Street), 7 Oxford Place (Charles Street) and Princess and Montana Houses (Princess Street). Bracken House is being refurbished for residential use (under permitted development rights (application ref no 108071/FO/2015/C1) Commercial buildings are mainly located to the south of the site, including the Manchester Technology Centre (Oxford House) and Armstrong House, which are included in the wider Masterplan in addition to the cleared site. There are a number of hotels within the immediate vicinity of the Site on Oxford Road. The North Campus (formerly UMIST) lies to the North East of the site and the campuses of MMU and the University of Manchester to the south and south east respectively. A number of bars, cafes, restaurants, clubs and shops are located on Princess Street, Charles Street and Oxford Road.

The Whitworth Street Conservation Area is to the north-west beyond the railway viaduct. The Lass O'Gowrie on Charles Street is Grade II listed and further Grade II and Grade II* Listed buildings are located further north on Princess Street and Whitworth Street West. The Palace Hotel on Oxford Road is Grade II* listed and the Dancehouse Theatre on Oxford Road is Grade II Listed.

A Strategic Regeneration Framework (SRF) was endorsed by the City Council in July 2013. This encompassed the former BBC site along with Armstrong House, the Manchester Technology Centre and City Council land at the junction of Upper Brook Street / Mancunian Way. The former BBC site was acquired by Bruntwood in March 2015, who developed a revised Masterplan which reflected the commercially-led vision of the SRF. This was endorsed by the Council's Executive Committee in April 2015 and identified early interventions that would provide the basis for the long term redevelopment of the Site. The Council's Executive endorsed a Delivery Strategy and Phasing Plan for the Site on 29 July 2015.

The SRF seeks to promote employment-led regeneration that would contribute to sustained economic growth and the competitiveness of the City. It promotes the expansion of the city core, providing opportunities to maximise local employment with improved links into adjacent communities. It acknowledges that opportunities to provide the type of accommodation required by the next generation of occupiers are limited in the city centre. Development principles are identified to deliver a high quality, vibrant and sustainable urban neighbourhood with a distinctive sense of place that is integrated functionally and physically with the wider area. This includes: the development of high quality, contemporary commercial buildings, complemented by residential, hotel, leisure or institutional space; the creation of vibrancy and vitality across the site to create a sense of place; and, the creation of a critical mass of economic activity to promote and encourage investment and growth opportunities.

The Planning Officer presented further information and amended conditions contained in the late representations. He explained that the late representations took

into consideration supplementary objections and comments made by members of the public, elected members and other agencies, and that several conditions had been amended to reflect representations and comments.

A local resident spoke in objection to the proposals and summarised the concerns held by local residents, which are set out in more detail in the report provided. In addition a local elected member spoke on behalf of the residents and reiterated their concerns regarding the proposed development.

The applicant's agent spoke in support of the proposals and explained that this is a high quality prestigious development that complied with the Strategic Regeneration Framework (SRF) and the Masterplan. He explained that the proposals had complied with all of the statutory consultation and notification periods and that the development would enhance the City Centre.

The Committee commented that they were disappointed that the proposals contained no provision for affordable housing, and expressed scepticism that the development would not be financially viable with the inclusion of affordable housing. The Committee also said that they would like to have a condition included to promote the employment of local residents as part of the construction personnel, and that it would also be desirable for the development to employ a proportion of local apprentices to allow such skills to be promoted and developed in the local workforce.

The Committee also discussed the apparent lack of car parking spaces provided for in the proposals, and queried whether the commercial impact of such a low percentage of car parking spaces had been considered as part of the wider strategy.

A member of the Committee said that despite ambitions to reduce the number of car journeys in the City Centre, people still needed to access car parking spaces for commercial and leisure activities. It was commented that if large residential developments did not provide adequate designated residents parking, residents would be forced to use commercial parking provision which would have an impact on the leisure and night time economy of the City. The same member also commented that the scheme proposed a cycle parking provision of 50% and asked if residents would be expected to bring bikes into their apartments if there were no cycle parking spaces available? The member questioned whether the individual residences had sufficient space for cycles to be parked inside them.

Decision

To **approve** the application subject to the conditions set out in the report and the amended conditions in the late representation.

(The decision was carried by a majority and Councillor Barrett voted to refuse the application)

PH/16/50 Former BBC Site, New Broadcasting House, Oxford Road, Manchester, M60 7HB

A Planning Application 111028/FO/2016/C1 for Block 14 and 15 - demolition of any existing structures and erection of multi-storey car park (1028 spaces including 50 spaces for disabled car users) in a 10 storey building, with ground and mezzanine commercial uses (Class A1 (shop), A2 (Financial and Professional Services), A3 (Restaurant and Cafe), A4 (Drinking Establishment), B1 (Offices), D1 (Non-residential Institutions Crèche only) and D2 (Assembly and Leisure Gym only)) and associated access, servicing, landscaping and cycle parking facilities was received.

The application represents part of the second phase of development at the former BBC site now known as Circle Square. The wider master plan site measures 4.68 hectares and is bounded by Oxford Road, Charles Street, Brancaster Road, Sorton Street, Cloak Street, Upper Brook Street and the River Medlock. The site was cleared in 2012 when vacated by the BBC and was subsequently used until July 2015 as a surface level car park.

The site is part of the Corridor which contains a high concentration of commercial, cultural and education facilities and is the focal point of Manchester's 'knowledge economy'. The Corridor is a key focus of investment and represents a major opportunity to deliver economic growth. Oxford Road is a major radial route stretching from the heart of the City Centre to South Manchester and beyond

The buildings adjacent to the site vary in height. Buildings on Charles Street range from 2 / 3 storeys, up to 9 storeys, and on Princess Street from 2 storeys at the junction of Princess Street and Charles Street to Montana House which ranges in height from 8 to 12 storeys, Princess House at 12 storeys, the Ibis Hotel at 9 storeys and Salisbury House at 10 storeys. Montana House and Princess House, which together comprise 130 apartments, are located on the opposite side of the River Medlock. Consent was granted in 2014 for an additional 2 floors on Montana House (application ref no 103013).

There are a number of residential developments adjacent to the site, in addition to those mentioned above, including the Quadrangle (Chester Street), 7 Oxford Place (Charles Street) and Princess and Montana Houses (Princess Street). Bracken House is being refurbished for residential use under permitted development rights (application ref no 108071/FO/2015/C1) Commercial buildings are mainly located to the south, including the Manchester Technology Centre (Oxford House) and Armstrong House, which are included in the wider Masterplan. There are a number of hotels on Oxford Road. The North Campus (formerly UMIST) lies to the North East and the campuses of MMU and the University of Manchester are to the south east and south respectively. A number of bars, cafes, restaurants, clubs and shops are located on Princess Street, Charles Street and Oxford Road.

The Whitworth Street Conservation Area is to the north-west beyond the railway viaduct. The Lass O'Gowrie on Charles Street is Grade II listed and further Grade II and Grade II* Listed buildings are located further north on Princess Street and Whitworth Street. The Palace Hotel on Oxford Road is Grade II* listed and the Dancehouse Theatre on Oxford Road is Grade II Listed.

A Strategic Regeneration Framework (SRF) was endorsed by the City Council in July 2013 for the wider Masterplan site. The site was acquired by Bruntwood in March 2015, who developed a revised Masterplan which reflected the commercially-led vision of the SRF. This was endorsed by the Council's Executive Committee in April 2015 and identified early interventions that would provide the basis for the long term redevelopment. The Council's Executive endorsed a Delivery Strategy and Phasing Plan for the Site on 29 July 2015.

The SRF seeks to promote employment-led regeneration that would contribute to economic growth and the competitiveness of the City. It promotes the expansion of the city core, providing opportunities to maximise local employment with improved links into adjacent communities. It acknowledges that opportunities to provide the type of accommodation required by the next generation of occupiers are limited in the city centre. Development principles are identified to deliver a high quality, vibrant and sustainable urban neighbourhood with a distinctive sense of place that is integrated functionally and physically with the wider area. This includes: the development of high quality, contemporary commercial buildings, complemented by residential, hotel, leisure or institutional space; the creation of vibrancy and vitality across the site to create a sense of place; and, the creation of a critical mass of economic activity to promote and encourage investment and growth opportunities.

The Planning Officer presented further information and amended conditions contained in the late representations. He explained that the late representations took into consideration supplementary objections and comments made by members of the public, elected members and other agencies, and that several conditions had been amended to reflect representations and comments.

A local resident spoke in objection to the proposals and summarised the concerns held by local residents, which are set out in more detail in the report provided. In addition a local elected member spoke on behalf of the residents and reiterated their concerns regarding the proposed development. Local residents wanted this development site to be residential in nature rather than for car parking spaces.

The applicant's agent spoke in support of the proposals and explained that this is a high quality prestigious development that complied with the Strategic Regeneration Framework (SRF) and the Masterplan. He explained that the proposals had complied with all of the statutory consultation and notification periods and that the development would enhance the City Centre.

The Committee commented that they were disappointed that the proposals contained no provision for affordable housing, and expressed scepticism that the development would not be financially viable with the inclusion of affordable housing. The Committee also said that they would like to have a condition included to promote the employment of local residents as part of the construction personnel, and that it would also be desirable for the development to employ a proportion of local apprentices to allow such skills to be promoted and developed in the local workforce.

The Committee also discussed the apparent lack of car parking spaces provided for in the proposals, and queried whether the commercial impact of such a low percentage of car parking spaces had been considered as part of the wider strategy.

A member of the Committee said that despite ambitions to reduce the number of car journeys in the City Centre, people still needed to access car parking spaces for commercial and leisure activities. It was commented that if large residential developments did not provide adequate designated residents parking, residents would be forced to use commercial parking provision which would have an impact on the leisure and night time economy of the City. The same member also commented that the scheme proposed a cycle parking provision of 50% and asked if residents would be expected to bring bikes into their apartments if there were no cycle parking spaces available? The member questioned whether the individual residences had sufficient space for cycles to be parked inside them.

Decision

To **approve** the application subject to the conditions set out in the report and the amended conditions in the late representation.

(The decision was carried by a majority and Councillor Barrett voted to refuse the application)

PH/16/51 First Street South (Plot 8), First Street, Manchester, M15 4FN

A planning application 111170/FO/2016/C1 for the demolition of on-site building and structures. Erection of a residential building (part 8, part 10, part 23 and part 26 storeys with roof plant, to accommodate 624 apartments (43 x studio, 210 x 1 bed, 328 x 2 bed, 15 x 2 bed duplex and 28 x 3 bed) (Use Class C3). Associated residential amenity uses including podium garden, ground floor commercial units (Class A1, A2, A3, A4, B1, D1 (crèche/day nursery and/or doctor's surgery) and D2 (gym use)) with associated access, servicing, parking and public realm was received.

First Street South is located on the southern edge of the city centre and is part of First Street, one of the Councils key regeneration priorities. The site is 1.7 hectares in size, relatively flat and includes First St, Hulme St, Chester St and Wilmott Street. There is a small, two storey building in the north west corner and mature trees in the south west corner. The rest of the site is vacant, brownfield land.

To the east is the former Salvation Army site which is currently used as a construction compound. Parkway Gate, a student housing development with three blocks up to 19 storeys in height is to the south east. The elevated Mancunian Way is to the south and there is a large roundabout and interchange next to the site with pedestrian subways, ramps and landscaped areas. Beyond the Mancunian Way is Hulme. To the west is Medlock Street, a key entrance route into the city centre and to the north is vacant land.

In 2015, the City Council approved a refreshed First Street Framework in response to Manchester's changing economic and population needs. The masterplan was

updated, embedding the core principles of previous frameworks and identifying additional development sites to the east and west.

The application site forms part of First Street South, where the focus is on residential-led development. First Street South provides the opportunity to reinforce the surrounding residential community and provide a new neighbourhood within a reinstated street pattern.

The proposal involves a tall building and as such would impact on the setting of a number of listed buildings as set out in the report. There are two listed buildings within the immediate vicinity of the site namely, MacIntosh Mill (Grade II) and the Railway Viaduct (Grade II). The site is not within and does not affect the setting of a conservation area.

The application proposes:

- erection of a residential building (part 8, part 10, part 23 and part 26 storeys with roof plant, to accommodate 624 apartments (Use Class C3);
- associated residential amenity uses including podium garden, ground floor commercial units (Class A1, A2, A3, A4, B1, D1 (crèche/day nursery and/or doctor's surgery) and D2 (gym use); and
- associated access, servicing, parking and public realm.

Five different types of apartment are proposed:

- 43 x 1 bed studio;
- 210 x 1 bed;
- 328 x 2 bed;
- 15 x 2 bed duplex; and
- 28 x 3 bed.

The apartments are designed to comply with the Council's interim space standards. The apartments would be for the private rented sector (PRS) and managed by Patrizia, which owns and manages around 30,000 PRS units in Germany.

The development would also include:

- 1,312 sq. m ground floor commercial space including a gym;
- Management facilities with a 24 hour managed concierge. Patrizia plans to retain ownership and long-term stewardship of these commercial units.
- Residential amenities including the gym, private dining room and lounge areas; and
- A communal outdoor courtyard/garden space for residents.

There would be 82 car parking spaces including five disabled spaces with associated access and servicing. The spaces would be within an undercroft beneath the communal garden. Access to the car park would be from two entrances along Chester Street. 624 cycle spaces and storage are proposed (one for each apartment). The applicant is exploring options for cycling-related uses in one or more of the commercial units.

The layout comprises a perimeter form responding to the historic street pattern. The block is divided by Newcastle Street. There are four interlinked blocks.

1. Hulme Street/Wilmott Streets – a brick clad block up to nine storeys in height
2. Chester and Wilmott Streets – a metal clad tower of 23 storeys
3. Wilmott and Medlock Streets (facing Mancunian Way) – a metal clad tower of 26 storeys; and
4. Hulme and Medlock Streets – a brick clad block, stepped up to a maximum seven floors.

The main elevations would be a mix of contrasting grey brickwork and metal cladding. A combination of grey bricks is proposed for the lower rise elements. Bands of windows would be grouped and corners articulated with a lighter and warmer grey toned brick in contrast with the predominantly cooler grey of the remainder of the façade. The window reveals at the upper level are deeper than those on the remainder of the façade providing a level of interest. The panels are stacked vertically but grouped into three and five storey sections to provide scale to the elevation. These contemporary materials are considered to be acceptable within First Street.

The architectural strategy emphasises the tall vertical elements by using coloured, metal cladding and stepped back upper profiles in contrast to the lower element that are clad in brickwork. This would create a visually interesting set of buildings. The façade treatment reinforces this strategy with windows grouped vertically and set within deeply revealed setbacks.

The proposed scheme includes:

- A three metre wide pedestrian link between the site and First Street North;
- A 10 metre wide 'Mews Street' through the development (Newcastle Street);
- An arrival square at the junction of Hulme Street and Newcastle Street; and
- A large residents garden on a raised podium.

In support of the application, the applicants have stated that the proposed scheme would also deliver the following benefits:

- an opportunity to bring a vacant brownfield site, located within a key regeneration area, back into use with a scheme which delivers a contemporary, well design residential development. The development will bring new life to the area which will be in keeping with the City Council's policy objective of creating neighbourhoods of choice.
- the development is a fundamentally important regeneration site for the City. It will deliver a flagship PRS scheme and deliver a neighbourhood of choice where graduates, young professionals and workers want to live, retaining talent within the city and supporting its economic growth.
- Be significant catalyst for further regeneration at First Street.
- The design and uses will stimulate and re-activate this area - contributing positively to the street-scene.

- It will deliver a building designed to be accessible to all users including those whose mobility is impaired.
- High quality public realm which seamlessly knits into the existing First Street's public realm.

The application is supported by the following documents.

- Application Forms, Certificates and Notices – prepared by Deloitte;
- Location Plan, Existing and Proposed Plans, Sections and Elevations – prepared by Callison RTKL-UK LTD;
- Design and Access Statement – prepared by Callison RTKL-UK LTD;
- Statement of Consultation – prepared by Deloitte;
- Environmental Standards Statement & Energy Statement – prepared by RPS;
- Crime Impact Statement – prepared by Greater Manchester Police;
- Ventilation / Extraction Statement - prepared by RPS;
- Residential Management Strategy – prepared by Patrizia;
- Viability Assessment – prepared by Deloitte (submitted in commercial confidence);
- Environmental Statement plus Appendices- prepared by Deloitte; and
- Environmental Impact Assessment Non-Technical Summary - prepared by Deloitte.

The Planning Officer presented further information and amended conditions contained in the late representations. He explained that the late representations took into consideration supplementary objections and comments made by members of the public, elected members and other agencies, and that several conditions had been amended to reflect representations and comments.

A local resident spoke to object to the proposals, and said that they had serious concerns that in the present form the development would produce problems with parking for both residents and visitors to the site, as well as light pollution. The local resident was also disappointed that the proposals did not contain any provision for affordable housing.

Local elected members spoke broadly in support of the proposals, with the qualification that they would have wanted to see a provision of affordable housing for families, which this development does not support. The elected members commented that the provision of crèche, GP and/or nursery provision was admirable, but that the development would not offer the type of accommodation that would attract families who would use the facilities.

The Committee commented that they were disappointed that the proposals contained no provision for affordable housing, and expressed scepticism that the development would not be financially viable with the inclusion of affordable housing. The Committee also said that they would like to have a condition included to promote the employment of local residents as part of the construction personnel, and that it would also be desirable for the development to employ a proportion of local apprentices to allow such skills to be promoted and developed in the local workforce. The Committee also welcomed the provision of cycle parking facilities, and confirmed

after discussion with the Planning Officer that the balance of proposed car parking provision was adequate, given the proximity of public transport and the City Centre.

Decision

To **approve** the application subject to the conditions set out in the report.

PH/16/52 The University Of Manchester, Manchester Engineering Campus, Boundary Street East, Manchester.

Planning applications 111758/FO/2016/C1 and 111759/LO/2016/C1 for the construction of a new engineering campus (MEC Hall) to provide facilities for higher education purposes including laboratory spaces, teaching space, lecture theatres and workshop space (Use Class D1). New extension to Oddfellows Hall to provide meet and teach rooms (Use Class D1) and partial change of use to include a new cafe / restaurant (Use Class A3) in Oddfellows Hall. New bridge link from the existing James Chadwick Building to the proposed MEC Hall and cafes / restaurants (Use Class A1 and or A3), public realm and landscaping works, cycle and disabled parking facilities, gas bottle storage areas, new servicing arrangements and associated highway and engineering works was received.

The development site is 3.34 hectares and generally forms a horse shoe shape around the Aquatic Centre. It is bounded by Upper Brook Street, Booth Street East and Grosvenor Street. To the west the Church of Jesus Christ of the Latter Day Saints, Boundary Street East, the rear of a number of retail units that front onto Grosvenor St and Oxford Road and York Street.

The site is part of the University campus and until recently contained educational buildings, student accommodation and a former student bar. The majority of buildings on site were constructed in the 1970s but are no longer fit for purpose and are being decommissioned with the site being cleared to enable the new engineering campus facility to be developed. Demolition began in July 2015 and will continue until spring 2016. The buildings that are being demolished are: University Halls of Residents comprising: Grosvenor Street building; Grosvenor Place; Ronson Hall; Bowden Court (Block 2); and, Bowden Court (Block 3) and, the Materials Science building.

The Oddfellows Hall, grade 2 listed, and the James Chadwick building are being retained. The majority of the trees located on site have been or are in the process of being felled as part of the approved demolition works. No Category A trees have been removed. A new landscaping and public realm scheme is provided as part of this application which proposes to retain 17 trees and provide 69 new trees (more than the provision that will be lost).

The wider area comprises a mix of uses including University buildings, retail, cafes and restaurants, office and leisure activities. University buildings and National Graphene Institute lie to the south of the site. To the west beyond the Aquatics Centre is the Royal Northern College of Music, All Saints Park and the MMU campus. Further to the north lies the Sugden Sports Centre and a variety of uses including restaurants, retail, leisure, businesses and car parking can be found along Oxford

Road up to St. Peter's square. Across Upper Brook Street is the Brunswick Neighbourhood Area.

The site is not located within a Conservation Area but does contain Oddfellows Hall which is Grade II Listed. The site is adjacent to a number of Listed Buildings including:

The Grade II* Welsh Baptist Church, Upper Brook Street.

The Grade II 94-98 Grosvenor Street.

The Grade II Deaf and Dumb Institute.

The Grade II Former Grosvenor Picture Palace.

Description of the Proposed Development

The University has developed a £1 billion, two phase, estate renewal plan to create a single world-class campus, comprising new teaching and research buildings, student facilities and major improvements to the public realm.

The first phase of £700 million includes the development of the Manchester Engineering Campus Development (MECD), new centres for the School of Law and Manchester Business School, a major refurbishment of the University Library, an improved Students Union and a new Medical School. The second phase of around £300 million would create a Biomedical Campus centred around the existing Stopford Building, a new health centre for staff and students, and refurbishments in the Schools of Computer Science, Earth, Atmospheric and Environmental Sciences, Mathematics and Chemistry.

Planning permission is sought for: (i) the development of a new campus (MECD), to accommodate four large engineering schools - School of Chemical Engineering and Analytical Science (CEAS); School of Electrical and Electronic Engineering (EEE); School of Materials; School of Mechanical, Aerospace and Civil Engineering (MACE); plus Foundation Studies; two research institutes (Dalton Nuclear Institute, and International Centre for Advanced Materials (ICAM)); along with a range of central, timetabled teaching spaces, and a variety of research activities and, (ii) the partial change of use of Oddfellow Hall to a café / restaurant (Use class A3).

The proposals comprise:

69,487 sq m of education floorspace within three new buildings providing laboratory spaces; teaching space, lecture theatres, workshop space and office space (Use Class D1).

The refurbishment and alterations to the Grade II Listed Oddfellows Hall and the construction of a new extension to create an additional 1,103 sq. m of floorspace for meet and teach use (Use Class D1).

A total of 852 sq m of retail floorspace (Use Class A1 or A3) located within MEC Hall (532 sq m) and Oddfellows Hall (320 sq m). Part of Oddfellows Hall would change use to enable the A1/A3 unit to be provided.

A bridge link from the existing James Chadwick Building across to the proposed MEC Hall.

18 disabled car parking spaces.

A new service yard between Rumford Street and York Street.

New public realm and landscaping including a new events square in front of MEC Hall.

A cycle hub incorporating 100 secure spaces with shower and changing facilities plus a further 424 cycle stands in various locations within the public realm.

Listed building consent is also sought for internal and external alterations to Oddfellows Hall including works to construct a new extension in part to facilitate the conversion of part of the hall to a café / restaurant (Use Class A3).

The proposed development would increase permeability and provide new high quality public realm areas and connecting routes through the site to surrounding communities, the city centre and the wider University campus.

The new area of public realm at the entrance of MEC Hall is a multifunction space designed to host events, presentations and performances. It would also provide a lawn, informal seating areas and trees to soften the hard landscape areas. The cycle hub and a numerous cycle stands would be located in this area. A new area of public realm would be provided to the rear of Oddfellows Hall. The passage between MEC Hall and the Upper Brook Street Building, Rumford Street, has been designed for shared use by pedestrians, cycles and vehicles and clear paving would define the zones for the different users.

The area to the east of the UBS Building and the James Chadwick Building would provide a green connection into the site from Upper Brook Street. A number of mature trees would be retained, complemented by the planting of new trees. A number of trees have been removed across the site to enable the demolition works to commence.

76 trees were on the site before the associated demolition works took place. 64 trees have been removed so far with 12 retained. It is proposed to replant a further 74 trees giving an overall total of 86 trees upon completion of the development.

It is also proposed to provide vertical climbers on the roof terraces of MEC Hall and green roofs on the roof of the York Street service yard and on the roof of the UBS Building.

Three individual, linked buildings are proposed plus the extension and re-use of Oddfellows House and the retention and re-use of the James Chadwick Building.

The three new linked buildings are as follows:-

MEC Hall would provide a total of 60,284 sq m of floorspace in a 7 storey building. It would be a maximum height of 38 metres and would be 200 metres long. The

proposed scale, mass and design would provide a new feature on the skyline which announces the location of the engineering campus within the wider University and this part of the city centre.

It would be the main student hub accommodating the majority of the research, teaching and learning, lecture theatres and office facilities, as well as all of the social spaces within the campus. All of these facilities would be located within 2,200 unique rooms.

Large heavy duty labs are located at basement level which is connected to the main entrance area with stairs and lifts. Smaller and larger labs with specific technical requirements are located in six-meter-high spaces and are connected to the delivery bays and technical service spaces. In the centre of the basement there would be office spaces for post graduate and staff write-up. A separate 'South' basement would provide further facilities.

The main entrance is from the a new square which leads into the main reception space. Other principal entrances into MEC Hall are from Grosvenor Street and Rumford Street which lead into the north-south orientated internal street. Workshop spaces, cafes / restaurants, informal study areas, timetabled and informal computer clusters, focus study area and Teach and Learn spaces are provided on the ground, 1st and 2nd floor. The spaces have been designed to encourage and foster cross-pollination between the four engineering schools as well as the other schools and institutes within the University Campus. There are also two bridge links at the second floor which link across to the proposed Upper Brook Street Building and the retained James Chadwick Building.

Floors 3-6 would house the four engineering schools with a diverse arrangement of research labs, office spaces, and social and meeting spaces, positioned around four atriums. Each atrium represents one of the four schools and would form a home for both students and staff. The interior of each atrium will vary, to reflect the identity of each school. Terraces have been created at 5 and 6 to create outdoor spaces for staff and students and this would also help to break down the mass of the building.

The main façade would largely be glazed with around 60% being opaque. Fins are attached to the façade to create some verticality within what is a substantial horizontal structure. The fins are wider at the ground floor and become increasingly dense on upper floors. The majority of the opaque parts match the reflective character of the triple glazed transparent elements. The enclosed areas of the large lecture theatres comprise black 'matt' solid panels.

The building has been set back around the main entrance to emphasise them, creating a clear identity and protection from wind and rain. Large openings on the lower levels allow visitors and passers-by to experience various activities in both research labs and social spaces. The mid-section of the building has a repetitive grid of closed and open elements that reflect the flexible nature of the large floor plans serving the great variety of activities.

The two top floors include large areas of plant rooms serving building services and specialist lab equipment. The vertical fins continue on these levels with infill of dark solid aluminium panels and ventilation grills.

The Upper Brook Street building (UBS) would accommodate the Manchester School of Aerospace and Civil Engineering (MACE) and the School of Materials. The building would be predominantly for heavy duty research, with large research equipment within the basement, ground and first floor levels. Two storey high glass windows would ensure that the labs and research activity happening at the ground and first floor are clearly visible from Rumford Street and Upper Brook Street. The second floor provides a large lecture theatre and would also house shared teaching space and office space. The third floor primarily accommodates support space and plant. A green roof would also be provided at roof level.

The building would be connected with MEC Hall at basement level and via a bridge link on the 2nd floor. The building would have a deep plan arrangement and internal voids are introduced to allow natural daylight to penetrate into the heart of the building.

The building is ground plus 3 storeys (21 metres above ground level) and is 78 metres long. To emphasise the difference in activities of the various buildings, the UBS building has been designed as a brick building with large vertical windows to Rumford Street and Upper Brook Street, The dark brick cladding represents the heavy activities inside the laboratories and relates the campus development to the traditional urban fabric of the historical industrial city of Manchester.

The use of high quality brickwork relates to Manchester's rich history of industrial warehouses and cotton mills. The vertical brick elements decrease in size proportionally per floor. The horizontal brick elements have a different brick direction to make the façade appear like it is built up from stacked pieces. Patterns in the brickwork express craftsmanship and create a strong link to Manchester's rich history of architecture and heritage.

The window frames would be black anodised to complement the dark brickwork.

The York Street building (YSB) would accommodate the School of Electrical and Electronic Engineering (EEE School). The basement level primarily accommodates plant and is connected to the MEC Hall basement. The ground, first, second and third floors are all dominated by lab space.

The YSB accommodates the high voltage lab which would be visible to the public. Two storey high glass windows would ensure that the research activity happening within this lab is clearly visible from Grosvenor Street. A service yard is located behind the labs which will provide the servicing requirements for the majority of the MECD scheme. Access to the service yard is from Grosvenor Street. Vehicles continue along Rumford Street, turn right into the service yard and exit along York Street. The service yard will also have a green roof.

The building is ground plus 3 storeys (26 metres above ground level) and is 70 metres long. The design principles are similar to the UBS Building. The building has been designed as a brick building with large vertical windows. The dark brick cladding represents and relates the campus development to the traditional urban fabric of the city. The façade of the service yard would relate to the façade of the upper floors of the MEC Hall.

Oddfellows

Oddfellows Hall would be retained and extended and contain general teaching accommodation, including a suite of small and medium sized conference rooms, academic workspace and communal areas to support building users. The building's facilities would meet the University's internal and external conferencing needs as well as promoting social interaction, creative co-operation and exchange between the institutions. The building would include a restaurant/café on the ground floor with outdoor spaces.

Key areas of intervention to the Listed Building are:

Level entrance cut into southwest facade

Double height glazed infill to restaurant on southwest facade

New glazed atrium between existing building and extension

Extend windows on southeast (rear) façade to proposed restaurant

The current planning use class for the site is D1- Non-residential institutions, with an existing internal gross floor area of 2,150 sq m on the site. The proposed scheme would increase the area by extending the existing building by 1,103 sq m. The proposed scheme would provide office space for around 80 staff, multiple size conference rooms and dining space for around 100 people, as well as various social and meeting areas for staff, students and visitors.

The refurbishment and extension of the 1916's building would accommodate conference facilities, a dining space and house the two institutes: Dalton Nuclear Institute and International Centre for Advanced Materials (ICAM). This places some of the Engineering Campus most relevant conference facilities which are currently dispersed across different buildings, at the heart of the site

The large scale rooms throughout the listed building would continue to be used as office space and as conference rooms. The new space in the extension would be used as open plan office space, individual offices and meeting spaces for the two institutes.

The server rooms, storage areas and toilet provision will be located in the basement level of the existing building. The ground floor of the existing building will be used for catering facilities and a restaurant while the proposed extension would house two large meet & teach rooms.

Extension The three-storey extension would occupy an empty site next to the existing listed building. The level of the parapet would be the same as the existing Oddfellows Hall and only surpassed by the plant of the extension, which would be recessed and only visible from some viewpoints on the site. The existing south façade is of a different scale both in height and length. The façade composition has been designed to wrap up and connect both north and south facades of the existing listed building. At lower level, as the ground floor plinth wraps up around the building, with full height brick walling. At the upper two storeys, there is articulation in the design of the new building to cut back and introduce recessed panels in the brick facade.

The accompanying Design and Access Statement illustrates a key view from Upper Brook Street which illustrates that while the extension is clearly visible, being set

back and no taller than the existing building, it allows the Grade II Listed Building to continue to be the dominant building in the north elevation. The first floor of the proposed extension will house ICAM workspace area including open plan office space, individual offices, meeting spaces, tea and print point and toilet provision. The staff offices and open plan office space will be based on the second floor plan of the new building. The larger conference spaces and will be on the second floor of the existing ODFH and connected to the proposed building. The fourth floor of the proposed extension will be dedicated to rooftop plant space.

The extension would present a brick and glazed façade set back on the north side from the listed building. The horizontal configuration forms a strong connection to the solid façade composition, with windows with a vertical proportion and narrow brick piers.

The enclosure of the roof plant would use the same brick as the façade but would be set back from the parapet line. A different pattern would allow for ventilation of the equipment. The Oddfellows Hall existing building facades would receive staining cleaning and some refurbishment where materials need maintenance or repair.

The main entrance to Oddfellows Hall would remain the main entrance to the building although a new accessible entrance would be provided on the southwest side of the building. Oddfellows Hall building currently has 4 levels and no lift. This issue would be addressed by producing a strategy that places the floor levels of the new academic building at the same levels as the listed building floors. A lift located in the new extension would allow access to all levels of the existing building, including the basement, which currently have just access via the main and secondary stairs.

Part L-compliant new stair provides access to the upper floors of the extension as well as an additional route of escape to the listed building and improved access to the upper floors of it.

James Chadwick Building. The existing James Chadwick Building would be retained and connected to MEC Hall by means of a bridge. The bridge would connect the second floor of the James Chadwick Building with the second floor of MEC Hall. The slim bridge consists mostly of a glass façade which enables the movement between the buildings visible from the street.

The Committee also said that they would like to have a condition included to promote the employment of local residents as part of the construction personnel, and that it would also be desirable for the development to employ a proportion of local apprentices to allow such skills to be promoted and developed in the local workforce.

Decision

To **approve** the application subject to the conditions set out in the report.

(Councillor Barrett left the meeting at this point and took no further part in the decisions that were taken)

PH/16/53 The Trevor Arms, 135 Beech Road, Chorlton, Manchester, M21 9EQ.

A Planning Application 109606/FO/2015/S1 for the installation of 1no. air input and 1no. extract grille to side elevations, 1no. mechanical extract fan to side and 3no. 300mmsq high level ventilation extraction grilles to side and rear, together with replacement of existing rear door with new triple glazed double doors and glazing to either side of the doors was received.

This application site relates to an historic public house (Class A4), located on the southern side of Beech Road. The property, which contains an existing beer garden to the rear is situated within a stretch of commercial premises, containing a variety of small-scale commercial uses, including a restaurant next door (Mish Mash) and a café/restaurant (Chorlton Green Brasserie). To the rear of the site, on Stanley Grove there are residential properties.

The site is situated towards the western edge of the Beech Road Local Centre, and within the Chorlton Green Conservation Area. The surrounding area is mixed use in nature comprising a variety of small-scale commercial activities with a number of night-time uses. The side roads off Beech Road, including properties to the rear of the application site are largely residential in character.

To the rear, it is proposed to install an extraction flue and to the side towards the rear it is proposed to install a small extraction unit and 2no. condensing units. The condensing units would be screened within the proposed bin store towards the rear of the side. These works are proposed in order to facilitate internal changes to the building to allow the provision of a new kitchen in order for the public house to provide cooked food for customers. These internal works do not in themselves require planning permission.

A local resident spoke in objection to the proposals and explained her concerns that the development would create a disamenity with regard to noise nuisance if the rear beer garden were used more intensively if the food offer at the premises is increased.

A local elected member also spoke in support of the objector and said that even though the changes requested appeared to be minor, the potential impact on local residents could be profound. She suggested that

The applicant spoke to the Committee and said that there was no planned increase in the use of the outside beer garden area. In addition, he said that the updated extractor equipment should have the effect of reducing noise from the operation of the kitchen and would therefore have a positive impact on any current disamenity.

Decision

To be minded to **approve** the application subject to the conditions and reasons detailed within the report, and to delegate authority to the Head of Planning in consultation with the Chair of the Planning and Highways Committee to make further amendments to conditions as appropriate.

PH/16/54 Manchester Crematorium, Barlow Moor Road, Chorlton, Manchester, M21 7GZ.

A planning application 111217/FO/2016/S1 for the erection of single storey crematorium office building including demolition of existing crematorium office building adjacent to the western entrance off Barlow Moor Road including alterations to car parking and circulation was received.

Manchester Crematorium is located on Barlow Moor Road in Chorlton. The Crematorium is bounded to the south by the separately owned Southern Cemetery which is owned by Manchester City Council. Manchester Southern Cemetery is a Registered Park and Garden (Grade II). The Crematorium site contains the Grade II listed Crematorium Old Chapel building. To the north, east and west (across Barlow Moor Road) the site is bounded by residential property.

The proposed replacement office building measuring 12.2m width by 39m length to a height of 3.4m (providing 315m² of floor space) will be a single-storey structure over basement, constructed using Portland Stone cladding panels with bronze coloured glazing frames supporting full curtain glass walls. The roof would be a single ply membrane with the soffit and fascia clad in dark brown aluminium. The paving stones surrounding the building would be brown granite paving slabs, to incorporate up-lighting set into the paving with solid natural bronze rims.

The ground floor layout will comprise a reception area, interview room, multi-purpose meeting space, suite of four administration offices, a staff room, plus toilets, store and a lift used to transport goods between floors.

The lower floor will comprise an open flexible space, primarily used for archive storage, there would also be a staff washroom with a shower.

The building will be set back 16.5m from Barlow Moor Road (19.5m nearer to Barlow Moor Road) and will be set about 14m off the northern boundary of the site. The building will be 34m away from the New Chapel (compared to the 11m separation between the New Chapel and the existing office building).

A landscaping scheme surrounding the proposed office building has been developed to replace the 3 no. silver birch trees, hedges and flower beds to be lost, comprising privet hedges, shrubs, grassed areas, two retained silver birch trees and two new semi mature replacement silver birch trees.

With regards to boundary treatment, the existing boundary treatment to the rear of the existing office building is a steel palisade fence. The demolition works will expose this fence, the proposal is to screen this fence with trailing plants and 6 No. silver birch trees (resulting in an increase in the on site tree planting).

There are 22 car parking spaces as existing and 22 car parking spaces proposed. The spaces would be finished in black top, although two of the three car parking spaces directly adjacent to the new office would be constructed utilising grasscrete.

At present there is one access/egress point; one access only point and two egress only points as existing. The only access to the main car park is via the access/egress point to the north-west.

The proposal is for a one way access loop for each chapel.

Existing traffic management signage (entry/no entry) will be adjusted to reflect the new circulation arrangements.

A local resident spoke in objection to the proposals and summarised their objections as follows.

- Overlooking (from the proposed building, particularly the main entrance and from external seating outside of the main entrance – and associated noise disturbance).
- Construction (including loss of car parking during construction) and the impact of excavation of the basement level upon neighbouring property and queries relating to the length of time of the build period.
- Parking - A request was made for extra parking to be provided to address current parking problems.
- The impact of the proposal on the setting of listed buildings within the Crematorium and in Southern Cemetery. The building would be in a more prominent location, which would set a precedent for future development.
- Loss of soft landscaping and use of inappropriate screening landscaping to the boundary (mature trees that would remove daylight)
- Light pollution from the up lighters proposed.

The Planning Officer assured the Committee that the conditions contained in the report and the comments in the late representations fully addressed all of the concerns that had been raised.

Decision

To **approve** the application subject to the conditions set out in the report.

PH/16/55 Unit 1C, 160 - 164 Wellington Road, Withington, Manchester, M20 3FU

A planning application 111523/FU/2016/S1 for the change of use from shop (Class A1) to cafe/ice cream parlour (Class A3) was received.

This application site relates to a vacant ground floor retail unit (Class A1) which has never been previously used as a single unit. The property is situated within a modern, three-storey block located on the western side of Wellington Road at the corner of its junction with Ripplingham Road. The property's frontage is on Ripplingham Road and is located within the Withington Conservation Area.

The property has a large enclosed communal bin storage area to the rear. Adjacent to the premises is a (class A1) newsagents shop to the right hand side and on the

other side is a (Class A2) estate agents. Directly above the premises are upper floor flats.

The property is located on the periphery of the district centre with the surrounding area being mixed use in nature comprising a variety of commercial activities. The side roads off Wellington Road, including properties to the rear of the application site are largely residential in character.

Planning permission is sought to change the use of the premises from a vacant shop unit (Class A1) to a café/ice cream parlour (Class A3).

The applicant has stated in the submitted design and access statement on the application forms that the existing shop front will be retained and no elevational alterations or fume extraction systems are required.

The proposed operating hours of the premises are: Monday to Thursday 12 noon till 8pm; Friday and Saturday 12 noon till 10pm; Sunday and Bank Holidays 12 noon till 8pm.

Decision

To **approve** the application subject to the conditions set out in the report.

PH/16/56 446 Wilmslow Road, Withington, Manchester, M20 3BW

A planning application 110977/FO/2016/S1 for the change of use from internet café (Class A1) to café (Class A3) and installation of extraction flue to rear was received.

This application relates to a two-storey mid-terrace premises with accommodation space in the roof void. The property is located on the west side of Wilmslow Road within Withington District Centre and Withington Village Conservation Area. The property is currently used as a design café where young professionals and students can work and also purchase food to consume on the premises. The existing floorplans show a counter and kitchen area on the ground floor, a seating area on the first floor and an office in the roof void. It is considered that the current use of the premises based on information available was within Class A1 retail.

There are commercial properties either side of the application site and to the rear is a public car park. The adjoining property to the north appears to have living accommodation at first floor level. Facing the site across Wilmslow Road is a church and further commercial uses, there are double yellow lines in front of the property. The applicant is seeking to provide hot food prepared on the premises, whilst still offering space for young professionals and students to work including an internet café at first floor level. It is considered that the provision of the sale of hot food at the premises amounts to a change of use from Class A1 to Class A3, internally the layout and usage of the premises would be unchanged. In order to facilitate the sale of hot food on the premises the proposals include for the provision of an external flue to the rear elevation of the premises and the removal of a temporary roof to the rear yard.

The proposed opening hours would be 8:00am to 11:00pm seven days a week, refuse storage would be in the rear yard as per the existing situation.

Decision

To **approve** the application subject to the conditions set out in the report.

PH/16/57 8 Arnfield Road, Withington, Manchester, M20 4AX

A planning application 111493/FH/2016/S1 for the erection of single-storey side extension and part single, part two-storey rear extension, and front porch to form additional living accommodation to existing Class C3 Dwelling was received.

This application relates to a two storey interwar style semi detached house located at the junction of Arnfield Road and Ferngate Drive in the Withington area of Manchester. The property has a two storey curved bay on the front elevation, a single storey lean to extension and conservatory at the rear. There are gardens to the front side and rear which are enclosed by a low brick wall with terracotta copings to the road frontages. There is a detached garage at the bottom of the rear garden with access from Ferngate Drive.

The property is located close to the junction of Arnfield Road and Wilmslow Road and there are residential properties either side and to the rear on Arnfield Road and Ferngate Drive. Facing the site across Arnfield Road is Withington Fire Station.

Permission is sought to erect a single storey side extension and a part single part two storey rear extension following the demolition of the existing lean to and conservatory. The side extension would be flush with the front face of the property and extend for the full depth of the existing property and the proposed rear extension. The extension would project 3.4 metres from the side of the property. The extension would have a hipped roof with two roof lights. There would be habitable room windows in the front and rear elevations and a shower room window in the side elevation.

The proposed part single part two storey rear extension would project 3.6 metres with the ground floor element being the full width of the property. The first floor element would be 3.4 metres wide and be located adjacent to the side elevation of the property. The single storey part of the extension would have a mono pitch roof containing a roof light. The two storey part would have a hipped roof. There would be two sets of French Doors on the ground floor rear elevation and a window in the first floor rear elevation.

The Committee considered all the representations from local residents and elected members, and were reassured by the Planning Officer that the concerns raised that to grant the permission would result in the property being converted to a House of Multiple Occupation were addressed by the conditions contained in the report.

Decision

To **approve** the application subject to the conditions set out in the report.

PH/16/58 445 Parrs Wood Road, East Didsbury, Manchester, M20 5NE

A planning application 110867/FO/2015/S2 for the change of use from single family dwellinghouse (C3) to House Multiple Occupation (C4) was received.

This application was reported to the Committee on 7 April 2016, at that meeting Members were minded to approve the application subject to officers investigating the use of a personal condition which would have the effect of rescinding permission for the change of use should the applicant move from the neighbouring property or sell the property referred to in the application.

Members were minded to approve the application based upon the information submitted by the applicant and his particular circumstances. Members attached additional weight to the applicant living next door to the application property and that he would have a particular interest in ensuring the appropriate management and use of the property given this relationship and the standard of accommodation provided.

Officers have re-examined the application and whilst the use of a personal condition could be attached to any approval, this would have the effect of the use ceasing on the ending of the applicants ownership of the property. However, this personal consent could not have the effect of rescinding permission for the change of use should the applicant move from the neighbouring property as that property is not bound to the current application and such a condition could not be reasonable attached to any approval.

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Officers have communicated their concerns about this proposal to the applicant during the course of the planning application, but these concerns have not been overcome. The proposal is considered to be contrary to the development plan and therefore refused.

The conversion of the property into a 5 bedroom House in Multiple Occupation would lead to an over-intensive use of the site which would be detrimental to the amenity of neighbouring residents due to the increased levels of noise and activity, general comings and goings, waste generation and vehicle movements. As such, the development would be contrary to the National Planning Policy Frameworks and policies SP1, H11 and DM1 of the Core Strategy.

The proposed change of use would lead to the loss of a family dwelling which would undermine the aim of achieving an appropriate balance of housing provision in the locality and the objective of achieving a sustainable and cohesive housing market. The proposal is therefore contrary to the provisions of Policies H11, DM1 of the Manchester Core Strategy.

Decision

To **refuse** to grant the application.

PH/16/59 105 Lapwing Lane, Didsbury, Manchester, M20 6UR

A planning application 111568/FO/2016/S2 for the change of use of ground floor from (Class A1) retail to (Class A3) restaurant together with installation of new shop front, elevational alterations to the side and rear of single storey extension and installation of flue to rear was received.

The application site relates to a vacant retail shop formerly known as Innmans which occupies two units within a parade of nine mixed units that includes, a bar, cafés, a post office and a pharmacy. In addition to the Edwardian parade there is also a Pizza Express restaurant and a bank which fronts the corner of Palatine Road and Lapwing Lane. The property is three storeys in height and contains two upper floor apartments. The property fronts Lapwing Lane, where there are eighteen car parking spaces, a bus stop and West Didsbury Metrolink Stop.

At the rear the property is an alleyway which provides access to the rear of the yard and existing stairwells to the first floor apartments.

The application site forms part of the Ballbrook Conservation Area with the surrounding area comprising of residential streets consisting of Edwardian housing built between 1910 and 1914, mostly by developers Booth & Britten, who employed the architect George Westcott. The same team also created the terrace of shops with a cast-iron and glass canopy on Lapwing Lane in 1913.

The proposal is for a change of use of the ground floor from retail to a restaurant together with installation of new shop front, elevational alterations to the side and rear of the existing single storey extension (application reference: 056612/FO/SOUTH2/99) and installation of flue to rear.

Several residents and a local elected member have written to object to the proposals, and local residents summarised their concerns to the Committee.

- The proposal fails to take into consideration the car parking implications on the surrounding residential streets. Since October 2015 the Ballbrook Conservation Area has been inundated with long-stay non resident daytime car parking, mostly Christie staff as a result of the S106 agreement accompanying the Christie MCRC development;
- There are also problems with speed of traffic, pavement parking and congestion both during the day and evening;
- Recognises that any restaurant would require an external flue. However, concerns have been raised regarding visual impact of the flue on the properties to the rear of the application site. In addition to unpleasant odours emanating from the flue potentially from 11:00 to 23:00 each day;
- Object to operating the same hours as 97 Lapwing Lane, noise and disturbance from customers entering/leaving the property and that the late hours would mean the emphasis is more on drinking than food;
- Accept that some customers may choose to walk or travel by bus/tram to the restaurant. However the residential roads are already congested by Christie staff, visitors to the Job Centre, Metrolink users and in the evening customers for Pizza Express and Wine and Wallop;

- Suggested that a residential car parking scheme may mitigate the impact of car parking and should be a condition of any approval;
- The new business signage should be in keeping with the character of the existing Edwardian canopy;
- Concern about further accumulation of litter, waste and that it will attract vermin;
- Concerns had been raised regarding disposal of waste and recycling late at night will disturb local residents.
- Question the need/demand for another restaurant in the area.

The Committee received a written request for a site visit to be carried out before they determined the application, and after a short discussion decided to decline to carry out a site visit, as they had previously visited the location as a result of a previous application, so were aware of the location and the issues that were being raised by residents.

The Committee were assured by the Planning Officer that all of the concerns raised by residents and a local elected member would be adequately addressed by the conditions contained in the report and the amended conditions in the late representation.

Decision

To **approve** the application subject to the conditions set out in the report and the amended conditions in the late representation.

PH/16/60 Northern Lawn Tennis Club, Palatine Road, Didsbury, Manchester, M20 3YA

A planning application 111419/JO/2016/S2 for the variation of Condition No.2 (specified plans) and 8 (details of Green Roof) attached to application 077757/FO/2005/S2 for the erection of new building 8.43 metres high adjacent to 5A Parkfield Road South to accommodate 2 double and 1 single tennis court with associated landscaping following demolition of existing indoor court building. The change to the specified plans condition would see the building not being sunk into the ground and the removal of the green roof to be replaced by a sheet metal roof with photovoltaic panels was received.

Application 077757/FO/2005/S2 was approved at Planning and Highways Committee on the 25th June 2009. The decision notice was dispatched on the 13th June 2012 following signature of the Section 106 agreement. Condition One required that the development began before the 13th July 2012. The description of development approved was for the erection of new building 8.43 metres high adjacent to 5A Parkfield Road South to accommodate 2 double and 1 single tennis court with associated landscaping following demolition of existing indoor court building, subject to appropriate conditions and the signing of a Section 106 agreement committing the Northern Lawn Tennis Club to a Community Use Agreement, and ensuring the implementation of the Green Roof and Landscaping.

The application is extant, due to a commencement of works on site and the discharge of pre-commencement conditions.

Permission is now sought to vary conditions 2 (specified plans) and 8 (full details of green roof) attached to the abovementioned consent to:

- Not sink the building 2m into the ground

The applicant states that the building is no longer required to be a certain height, as previously required by the Lawn Tennis Association. They state that the sinking of the building has affected the viability of the scheme.

The resulting building would be no taller than that previously approved above ground level, measuring 8.43m in height. The footprint of the building would be the same, albeit that the large access ramp to the front would be removed, as there would now be level access. The sunken escape path to the elevation facing No. 5a Parkfield Road South would also be removed. The applicant states that this would provide more opportunity for landscaping.

The application site is at the Northern Lawn Tennis Club, which is located at the junction of Palatine Road and Lapwing Lane in a predominantly residential area of West Didsbury. The site lies within the Blackburn Park Conservation Area which was designated in December 1979.

The approved development would see the demolition of an existing red brick building which is covered in ivy and stands to the south west of the Northern Lawn Tennis Club site, housing one indoor double tennis court and some changing facilities.

The properties nearest to the development lie on Parkfield Road South, Blackburn Gardens and Elm Road.

The existing building on site measures 11.5m high to the ridge (9.6m to eaves). The footprint measures 17.9m depth by 43.6m width (780.44m²), the gable of 5a Parkfield Road South is c. 1.7m from the existing building.

The proposed building would measure 8.43 metres high, moving the building 5.075m from the shared boundary with 5A Parkfield Road South, the footprint of the building would be larger than the existing building measuring 37.7m depth by 44.15m width (1,664.45m²), bringing the building to within 5m of the boundary with properties to the north side of Elm Road and within 10.475m with the shared boundary with properties on Blackburn Gardens to the north east.

The proposed two double and one single tennis court building would be constructed using red brinded clay facing bricks, with green metal cladding, translucent cladding panels used at the gable apex and the non-reflective sheet metal roof in grey with photovoltaic panels (to be fitted in strips, flush with the roof).

The main entrance into the proposed building would be off the existing service/access area. However the proposal is to gate the existing vehicular entrance from Parkfield Road South, allowing only access for emergency vehicles (those

capable of using this access, larger emergency vehicles gaining access from Elm Road), making the access for the users of the facilities from the main club building accessed off Palatine Road.

Local residents raised concerns regarding the proposals which were summarised for the Committee.

- The building without the green roof is considered to cause harm. It cannot
- possibly preserve or enhance the character or appearance of the Blackburn Park Conservation Area in accordance with the requirements of Policy EN 3 of the Core Strategy Development Plan, Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 or Policy 18.1 of the UDP as well as the criteria set down in the National Planning Policy Framework and Guidance (Section 12).
- There is an existing similar building in a different location on the Northern Lawn Tennis Club site which has caused harm to the character of the Blackburn Park Conservation Area.
- The large “Industrial” metal roof will be visually intrusive to neighbouring properties. Domestic properties would not be allowed to use this material for their extensions / outbuildings.
- The addition of unsightly solar photovoltaic panels (from which there may be reflective glare) is a diversionary tactic which fails to mitigate the loss of the green roof.
- The original approval was on the basis of significant improvements to the originally submitted scheme, subject to conditions, to mitigate the impact of the scheme upon the Blackburn Park Conservation Area. This application applies to remove those conditions, which is unacceptable.
- If the building can be built to a lesser height, could the building not still be sunk into the ground to reduce the impact of the scheme upon the Conservation Area.
- Mature tree will have to be thinned to allow sunlight to the solar photovoltaic panels, which will make views of the proposed roof more prominent and unneighbourly.
- The club did not engage with the community prior to submitting this application.

The applicant spoke in favour of the proposals and explained that the grant of permission would allow them to access further national funding sources from the Lawn Tennis Association that the previous permission would not meet the criteria for. They explained how being able to access such funding would be of benefit to the community as a whole, and not just their organisation.

Due to the material selected for the roof of the proposed building and the associated loss of the previously-approved ‘green roof’, the building would form a visually intrusive feature within the area in general, would have an unacceptable impact on the character of the Blackburn Park Conservation Area, and would also be detrimental to the visual amenity of the occupiers of nearby residential accommodation. As such the proposal would be contrary to Policies SP1, EN3 and DM1 of the Core Strategy and Saved UDP Policy DC18 and guidance in the national Planning Policy Framework.

Decision

To refuse to grant the application.

PH/16/61 Didsbury Police Station, 742 Wilmslow Rd, Didsbury, Manchester, M20 2DW

A planning application 109050/FO/2015/S2 for the change of use of former police station to drinking establishment (Class A4), including erection of 2 storey rear extension, following part demolition of rear single-storey and two-storey out-riggers and associated outbuildings, and alterations to front elevations including additional glazed canopy was received.

This application relates to the vacant 2 storey police station located at 742 Wilmslow Road in the centre of the Didsbury District Centre. To the north of the property stands a three storey high commercial property (retail on the ground floor with offices above) while to the south there is a two storey property which consists of ground floor retail with living accommodation above. To the west of the application site there is an alleyway and beyond that the terraced dwellings of Davenfield Grove. To the east of the property, on the opposite side of Wilmslow Road there are further commercial properties and the Wilmslow Road/Albert Hill Street junction.

The applicant is proposing to:

- change the use of the former police station to a drinking establishment (Class A4),
- erect a 2 storey rear extension, following part demolition of rear single-storey and two-storey out-riggers and associated outbuildings,
- undertake alterations to the front elevation including replacement of the brick work on either side of the two storey bay with glazing and installation of glazed canopy over the front forecourt area.

The building is not listed but is considered to be a non-designated heritage asset, i.e. a building identified as having a degree of significance meriting consideration in planning decisions but which is not Listed or a Scheduled Ancient Monument.

Local residents have provided written representations that were considered by the Committee and can be summarised as

- There are too many drinking establishment in the District Centre and two vacant establishment that could be used instead.
- People in the drinking establishment will be able to overlook the properties on Davenfield Grove leading to a loss of privacy.
- The proposal would have a detrimental impact upon the levels of residential amenity enjoyed by the residents of Davenfield Grove, due to the noise and activity associated with the use, e.g. servicing activities in the rear yard and the noise from the associated plant and machinery.
- The rear extension will lead to the overlooking of the properties on Davenfield Grove.

- The proposal will have a detrimental impact upon the levels of residential amenity enjoyed by the occupant of the adjoining first floor flat at 746 Wilmslow Road.
- The two storey rear extension will overshadow the adjoining roof terrace used by the occupants of 746 Wilmslow Road.
- The rear extension looks like a barn/warehouse.
- Parking problems on Davenfield Grove already exist, this proposal will exacerbate the problem.
- The submitted drawings show a widened access gate on to the rear alleyway, thereby indicating the intention to use this route for servicing and deliveries. Any large commercial vehicle will struggle to manoeuvre down Davenfield Grove, therefore all deliveries and refuse collection should take place from Wilmslow Road.
- Any bottle bins should be stored internally to reduce noise levels when glass is emptied into them.

The Committee were assured that the conditions contained in the report and the late representations would be sufficient to alleviate the concerns raised by the residents. Local elected members had also given broad support to the proposals, preferring that the building be developed rather than left to deteriorate further.

Decision

To **approve** the application subject to the conditions set out in the report and the amended conditions in the late representation.