

Planning and Highways Committee

Minutes of the meeting held on 19 October 2017

Present: Councillor Ellison (Chair).

Councillors: Nasrin Ali, Shaukat Ali, Barrett, Chohan, Curley, Fender and Lovecy

Apologies: Councillors Kamal, Madeleine Monaghan, Paul and Watson.

Also present: Councillors: Ahmed Ali, Davies, Leech, S. Newman and Taylor.

PH/17/90 Minutes

To approve the minutes of the meeting held on 21 September 2017 as a correct record.

PH/17/91 116984/FO/2017 - 102 Manchester Road, Chorlton, Manchester, M21 9SZ.

A planning application 116984/FO/2017 for the erection of a fourth storey to provide 6 no. apartments (22 in total) Use Class C3), with associated elevational alterations and car parking was received.

The current proposal has been amended since originally submitted, a four storey rear extension has now been removed from the scheme, the proposals now subject of this report include:

- the installation of a zinc clad roof top extension to form 6 no. apartments (2 no. one bedroom apartments and 4 no. 2 bedroom apartments),
- associated elevation alterations to the remainder of the building including the insertion of new double glazed windows to the remainder of the building;
- provision of car parking spaces within the existing car park;
- secure bike store providing 23 spaces; and,
- refuse storage area that would accommodate 4 x 1100L bins, 2 x 240L bin and 3 x 330L bin. Separate provision is provided for refuse, pulpable waste, mixed recycling and biodegradable waste.

The applicant is proposing 23 onsite car parking spaces to be allocated for the proposed apartments and those granted prior approval (22 apartments in total).

This application does not include any internal changes to the 1st and 2nd floors although there are related external elevation changes in the form of new windows and small additional areas of cladding. The applicant has indicated that they intend to implement the previous prior approval changes of the use of these floors to form 16 apartments.

A local resident spoke to the Committee to object to the proposals, and said that this was a significant overdevelopment of the site, and that the proposed development

would result in increased issues with parking and traffic congestion, which was already a significant problem in the area. In addition, he said that the design of the building was not in keeping with the surrounding area and would be overbearing to neighbouring building and properties.

A local Councillor also spoke in objection to the proposals, and agreed with residents that the development was inappropriate for the area. She said that the proposed parking provision was inadequate, and that she agreed with residents that parking was already a problem in the district centre, and that the development would only make things worse, particularly for the residents on Albany Road. She also told the Committee that there had been a series of planning applications at the site that could be considered exploratory as to how far the applicant could increase the number of units at the site.

The applicant's agent spoke to the Committee and said that the proposals would provide a high quality development with good design and build principles. He said that the proposals would provide additional residential accommodation of an appropriate size within a sustainable location that would contribute to the vitality and viability of this part of Chorlton District Centre. He also pointed out that the assessment of the proposals by highways services was positive, and that all recommendations made had been incorporated into the plans.

The Committee carefully considered the report and all the representations. The Committee acknowledged that the roof top extension would alter the appearance of the building in the area, and that there would be a degree of increased parking, but decided that the impact of this would not be so significant as to warrant refusal of the application.

Decision

To approve the application subject to the conditions and reasons in the report and the late representation, in particular the amendment to Condition 2.

PH/17/92 117041/JO/2017 - 102 Manchester Road, Chorlton, Manchester, M21 9SZ

A planning application 117041/JO/2017 for the variation of condition 16 attached to planning permission reference number: 115325/FO/2017 to allow the use of unit 2 as a cafe/restaurant within class A3 with ancillary hot food take away was received.

Since planning approval 115325/FO/2017 was granted the applicant has been in negotiation with a national restaurant chain (Pizza Express) to occupy Unit 2 of the ground floor of 102 Manchester Road. However, the agreement to take the lease of the unit has stalled due to the presence of condition 16 on the approval and the way in which that business operates. The applicant has therefore applied to remove the restriction placed by condition 16 on unit 2 of the ground floor of the building to allow some ancillary food prepared at the restaurant to be taken away for consumption off the premises. The application does not propose to change the approved use of the units and these would remain as A3 restaurants.

The Committee carefully considered the report and all the representations. The Committee decided that the removal of Unit 2 from the restrictions imposed by condition 16 would not give rise to significant impacts in terms of highway and pedestrian safety to warrant refusal of this application.

Decision

To approve the application subject to the conditions and reasons in the report and the late representation.

PH/17/93 117078/FO/2017 - Grounds of Langdale Hall, Upper Park Road, Manchester, M14 5RJ

The Committee considered that the report did not provide enough information as to the scale and setting of the proposals, so deferred the matter for a site visit to be carried out.

Decision

To defer the matter for a site visit.

(Councillor Lovecy declared an interest in this matter and took no part in the decision)

PH/17/94 116795/FO/2017 - 45 St Werburghs Road, Manchester, M21 0UN

A planning application 116795/FO/2017 for the erection of detached 3 storey 5 bedroom dwellinghouse (Plot 1) and three 2 storey with accommodation in roof space, 4 bedroom semi-detached dwellings (Plot 3,4,and 5) and one part single part two storey 5 bed dwelling (Plot 6)with associated car parking, landscaping and boundary treatments was received.

In May 2017 planning permission reference 112570/FO/2016/S1 was granted for the erection of a detached 3 storey 5 bedroom dwelling house(Plot 1) and two pairs of 2 storey 3 bedroom semi-detached dwellings (Plots 3, 4, 5 and 6) with associated parking , landscaping and boundary treatments. The approved scheme was accompanied by a s106 agreement in respect of the provision of new street trees.

The application relates to proposals to develop the site to form 5 number family dwelling houses with the retention of the existing house and outbuildings. The proposals in more detail would see the development of a part two, part three storey, five bedroom dwelling erected alongside the retained house fronting St Werburghs Road; and the erection of two pairs of two storey, semi-detached houses to front onto Chatburn Road with accommodation in the roof void. These properties have a 2.5 metre single storey rear extension across the full width of the property. Three of these properties would be four bed and one five bedrooms All properties would have their own front and rear private garden areas with adequate space for refuse storage areas, and provision for off street car parking.

A local resident spoke to the Committee and said residents are back where they started over a year ago. The development was unacceptable then on overdevelopment and design grounds. The scheme was amended and the ridge heights reduced and the number of bedrooms reduced to three in the properties fronting Chatburn Road. The amended scheme was approved although they would have preferred three rather than four houses.

In addition, the resident said that whilst accepting the decision the large gables suggested the properties could go up to three stories. The applicant denied this and that this was an attempt to get consent for a larger development using the original application as a Trojan Horse. Given the efforts that went into making the earlier scheme barely acceptable they cannot see how the development can be anything but refused. The resident also said that the proposed dwellings are too high compared to the adjoining properties.

The applicant's agent spoke to the Committee and said that the new proposals for the site layout has been informed by the constraints on site and in particular the trees along the St Werburghs Road frontage and the northern boundary of the site. This has resulted in the proposed property being sited behind the existing building line on St Werburghs Road.

The Committee carefully considered the report and all of the representations. The Committee asked how long the management of the suggested additional off site tree planting would last. Officers confirmed that this was not a set time period and would form part of the negotiations for the S106 agreement.

The Committee did regret the loss of trees on the site, but were satisfied that the negotiation of a S106 agreement for a tree replacement scheme and scheme for the management of on site protected trees would provide sufficient mitigation so as to offset that loss.

Decision

Minded to approve subject to the signing of a section 106 agreement for the provision of off-site trees and their management and protected trees.

PH/17/95 116057/FO/2017 - 122 Palatine Road, Manchester, M20 3ZA

A planning application 116057/FO/2017 for the erection of four-storey rear extension with juliet balconies and associated elevational alterations (following demolition of existing outrigger) to form an additional three flats (forming eight in total) with associated car parking, bin store and cycle store was received.

The application site relates to a four storey semi-detached Victorian property located within Albert Park Conservation Area, the property has previously been subdivided into five flats. The property is located on Palatine Road close to the junction with Lapwing Lane and a short walk to West Didsbury Metrolink stop.

A local resident spoke in objection to the proposals, and told the Committee that the assessment of car parking spaces was in his opinion inadequate. He said that the

location of the spaces in front of a bin store would hinder access to the bin store. In addition he said that the arrangements for the bin store would lead to an increase in vermin and potentially foul smells from waste.

A local Councillor also spoke to the Committee in objection to the proposals, and said that he supported the objections of residents, and said that the development would lead to loss of privacy in adjoining properties, and while he acknowledged similar developments in the vicinity, none of them had the potential to impact on residents at the rear of the property to such a significant extent. He said that parking provision would be inadequate, and that the expectation of 8 parking spaces would have to be accommodated in the same area that currently had 5 spaces. He pointed out that there was no on street parking in the immediate vicinity, and that additional parking would impact on residents on side streets, where parking was already at a premium.

He added that the provision suggested by the bin store was in contravention of Council Policy on waste collection and recycling, and that he would ask the Committee to reject the application on that basis.

The applicant's agent spoke to the Committee and said that this proposal would refurbish the property and provide additional living accommodation as a result. There are several similar developments in the immediate vicinity, and he said that the comprehensive report addressed all of the issues raised. There is excellent access to local services and amenities. He is satisfied that this is a high quality development that has not attracted objections from any of the responsible authorities who had been consulted.

Officers confirmed that there were revised drawings and that arrangements for parking and refuse had been modified to ensure that access and egress for both parking and waste storage was not impeded. In addition, officers confirmed that there was no direct overlooking of any property at the rear of the building, and that there was a condition attached to any permission to include obscure glazing to bathrooms. Waste management arrangements had been assessed by Environmental Health and had been considered acceptable. Officers agreed that a modification could be made to condition 7 of any permission to ensure that the waste management strategy reaches the minimum standard as advised by Council Policy on waste and recycling.

Decision

To approve the application subject to the conditions and reasons in the report and late representation, and in particular an amendment to condition 7.

(Councillor Barrett was not present for part of the discussion on this item and took no part in the decision)

PH/17/96 115621/FO/2017 - 62 Bridge Street, Manchester, M3 3BW

A planning application 115621/FO/2017 for the installation of new shopfront, change of use of basement level and part of ground floor level from travel agency (Use Class A1) to cafe (Use Class A3) and creation of a roof level garden with alterations to stair

over-run and installation of new kiosk (Use Class A3), in relation to the existing Bridge Street building; and comprehensive redevelopment of rear yard (accessed via Wood Street) to provide 2x 3bed townhouses with integral garages and associated works was received.

The site is located between Bridge Street and Wood Street on the west side of the city centre. It is 0.32 hectares in size and consists of a four storey (and basement) building facing onto Bridge Street (62 Bridge Street) and a six space, car park/service yard facing Wood Street. It is located in the Deansgate/ Peter Street Conservation Area.

East of the site is Rational House (64 Bridge Street), a four storey, red brick building built in 1879. The ground floor has a restaurant and tailors and the upper floors are offices. To the south is Wood Street, a single lane cobbled street and the Grade I listed John Ryland's Library. To the west on Bridge Street is a three storey rendered building with The Bridge public house on the ground floor. At the Wood Street end of the plot is the four storey Manchester, Salford and Street Children's Mission building, which has been converted to apartments. North is Bridge Street, a busy east-west link.

The site is within the setting of the Grade I listed John Rylands Library and forms part of the setting of the rear elevation of the Grade II listed Masonic Hall at 36 Bridge Street.

A representative of a local business spoke to the Committee and said that they strongly objected to the proposals. He said that the development assumed that windows at 64 Bridge Street would be blocked up as they were temporary but that this was not the case. He strongly denied that the windows were temporary, and that his client had no intention of blocking up the windows as this would lead to an unacceptable loss of light and ventilation to the offices at 64 Bridge Street. He also told the Committee that he and his client were of the impression that the consultation had not been carried out properly, and that there had been insufficient time to properly consider the proposals.

The applicant spoke to the Committee and said that this was a high quality development that would restore a near derelict brownfield site with an innovative and appropriate scheme. She said that records clearly showed that the permission for the windows to the side elevation of 64 Bridge Street was part of a temporary licence granted in 1985. This provided for a right of light terminable on six months' notice by the owner of 62 Bridge Street.

Officers confirmed the legal status of the windows to the side elevation of 64 Bridge Street, and confirmed that this would be subject to private negotiation between the applicant and the objector. In addition, officers confirmed that the impact of the proposal on the significance of adjacent listed buildings has been carefully considered. There would be a negligible heritage impact which cumulatively results in considerably less than substantial harm to the character and appearance of the Conservation Area, and a neutral impact on the setting or fabric of the adjacent listed buildings. The proposed scheme responds to an acceptable level to the character of the conservation area.

The Committee carefully considered the report, the late representations and the oral submissions that had been made. The Committee considered that the proposal was in accordance with the City of Manchester's planning policies and regeneration priorities, including the Adopted Core Strategy, the City Centre Strategic Plan and the Community Strategy. It is also in accordance with the national planning policies contained within the National Planning Policy Framework.

Decision

To approve the application subject to the conditions and reasons in the report and the late representation.

(Councillor Barrett was not present for part of the discussion on this item and took no part in the decision)

PH/17/97 117054/FO/2017 - 1-5 New Wakefield Street, Manchester, M1 5NP

A planning application 117054/FO/2017 for the erection of a 30 storey building to form 573 student apartments (Use Class Sui Generis) with associated basement, ground and first floor commercial unit (use class A1, A2, A3, A4 and A5 and D1) (454 sqm) following demolition of existing buildings and other associated works was received.

Planning permission is sought for a 30 storey building to provide 573 student apartments. The proposal would incorporate 70 flats, in clusters containing between 5 and 10 beds, with shared kitchen facilities, and 56 studios. All rooms would be en-suite with full Wi Fi access and dedicated pastoral care and a student management programme would be provided. Communal spaces would be provided for social activities and study, which would promote and provide opportunities for student interaction. Rooms would be available in range of cluster flats that vary in size and could be provided at lower rental levels that are accessible to the mainstream student market.

There would be 454 sq.m. of commercial floorspace in the basement, ground and first floors which could be used as a variety of active uses including retail, a restaurant or a bar.

The applicant's agent spoke to the Committee and said that they were experienced developers for this type of property, and that this was a unique high quality building that would complement other developments in the vicinity. He said that the applicant was keen to improve public realm within the city, and would support current aspirations for the development of the Oxford Road corridor and the surrounding area.

The applicant's agent also said that the proposals would improve the student offer in Manchester, and would help to free up traditional HMO's which would provide a variety of accommodation options. The site is close to local amenities and is highly accessible for public transport.

A local Councillor spoke to the Committee and said that she was not objecting to the proposals but would request further information from officers regarding the construction management plan for the development, and that local residents be allowed to contribute to the construction management plan process. In addition she requested further information regarding the fire safety arrangements that were proposed.

Officers confirmed that fire safety arrangements were the responsibility of building control, and that any information provided by the applicant was solely at their discretion. Officers also said that there was a condition, condition 9, in the report that provided for a construction management plan, and that they would be happy to discuss modifying this condition to include residents in the consultation.

The Committee asked if a traffic impact assessment had been completed, given the existing issues with traffic along the Oxford Road corridor, and officers confirmed that condition 34 in the report fully addressed this issue. In addition, officers confirmed that waste management arrangements would be assessed and approved by officers prior to any residential occupation of the building.

Decision

Minded to approve subject to the signing of a s106 agreement relating to infrastructure improvements.

PH/17/98 13473/FO/2016 - Thorncross Close off Ellesmere Street, Castlefield, Manchester, M15 4LU

The Committee considered that the report did not provide enough information as to the scale and setting of the proposals, so deferred the matter for a site visit to be carried out.

Decision

To defer the matter for a site visit.

PH/17/99 116777/FO/2017 - 25 Rochdale Road, Manchester, M4 4HT

A planning application 116777/FO/2017 for the erection of a part 8, part 15 storey building to provide 100 no. residential apartments (Class C3a), with ground floor commercial uses (Class A1, A3 or B1), basement level car and cycle parking, and access arrangements and associated highways works following the demolition of existing building and structures was received.

The application site is located in an area going through significant change and is surrounded by key regeneration frameworks areas. The site is adjacent to the New Cross Neighbourhood Development Framework (July 2015) and the Noma Masterplan (July 2009). The site is also positioned within the wider study area of the Angel Meadow Strategic Update to the Noma Masterplan (February 2015). This area is very urban in character located within the City centre fringe and has a number of key radial routes crossing through into the City Centre, including Rochdale Road on

which the application is situated. There are a number of existing and approved buildings of height in this area including the existing building at Skyline, and recently approved tall buildings including the Hampton by Hilton hotel development and the MODA Living development.

Planning permission is sought under this application for the demolition of the existing single storey office building occupied by Realty Estates and the redevelopment of the site to create a part 8, part 15 storey building with a basement below ground. The proposals include the provision of 208 sq. m of commercial floorspace on part of the ground floor of the building fronting Rochdale Road to be either Use Classes A1, A3 or B1. The scheme then proposes to provide 100 no. residential apartments (Class C3a) within the rear element of the ground floor facing Dyche Street and then above on the upper floors. The development would provide a total of 100 residential units designed for sale, including 24 no. one bed units and 76 no. two bed units.

A local resident spoke in objection to the proposals, and said that the development would be a very tall building in a very small space. The resident questioned whether other planning consents had been properly taken into consideration when this application was assessed, as the impact of all the development that was proposed would be a significant disamenity for current residents.

The resident said that they had concerns about the right to light, as the building was significantly higher than surrounding blocks which would lead to an inevitable loss of light. They also had concerns about the noise and disruption to residents during the construction period, given the high density of construction in the area as a whole.

Finally, the resident said that Community Engagement was typically poorly advertised, with some blocks not receiving notification and giving limited opportunity to view the plans during working hours and therefore does not represent effective fulfilment of that particular planning commitment.

The applicant's agent spoke to the Committee and said that the site was a key gateway into the City, and would provide a high quality development that would transition from the very high density residential buildings in the City Centre to the less dense residential areas along the Rochdale Road corridor.

Officers confirmed that the proposal will see the redevelopment of a brownfield site where the site is currently underused, within the heart of one of Manchester's key regeneration and positioned along a main radial route in the City Centre. Car parking, cycle parking, highways, noise, ecology, flood risk and sustainability have all been considered along with ground conditions, designing out crime and waste management.

The Committee carefully considered the report and all of the representations that had been made. The Committee were satisfied that the conditions to be attached to the proposals would be sufficient to mitigate all of the issues that had been raised.

Decision

To approve the application subject to the conditions and reasons in the report and the late representations.

PH/17/100 114860/FO/2016 - Land to The South of Dantzic Street, Manchester

A planning application 114860/FO/2016 for the erection of a part 6, part 10, part 15, part 24 storey building to form 415 residential apartments (Use Class C3a) together with commercial floor space (268 sqm) (Use Classes A1, A2, A3, A4, B1 and/or D2) with associated car parking, public realm, hard and soft landscaping, access from Dantzic Street and other associated works following demolition of existing buildings was received.

A key aspect of this proposal is the significant area of landscaping public realm which would be created along the western boundary of the application site which will provide a high quality north south link through the application site. The proposal will see the creation of a public plaza at street level which will lead to a new terraced public realm using the existing topography of the site. This will provide improvements to the connections for pedestrians and cyclists between Dantzic Street and the existing railway viaduct. The public realm will be fully accessible and will contribute to the creation of a high quality setting to the building. Street trees will also be formed along Dantzic Street.

The Committee carefully considered the report and all of the representations that had been made. The Committee concluded that the proposed development would have a positive impact on the immediate area and the longer term redevelopment framework in the area and were satisfied that the conditions proposed would mitigate against all of the issues that had been raised.

Decision

MINDED TO APPROVE subject to the signing of a s106 agreement with regards to infrastructure improvements in the Lower Irk Valley

PH/17/101 115968/FO/2017 - Entrance to Basement Car Park Serving Cypress Place and Vallea Court Manchester M4 4EH

A planning application 115968/FO/2017 for the erection of a self-activating flood barrier at the entrance to basement carpark was received. Planning permission is sought for the installation of a self-activating flood barrier which is to be located along the top of the ramp to the basement car park.

There is an existing barrier situated at the immediate entrance to the car park, however, the applicant has cited that this barrier is not fit for purpose.

The applicant has stated that this flood barrier is required to prevent flooding and damage to the basement car park. Three flood events have occurred where the basement area has become flooded. The most recent of this was in 2016 where the existing flood barrier was overtopped due to excess storm and sewage discharging

onto Scotland. As a result, the flooding wrote off vehicles that were in the underground car park together with compromising the safety of the staff and residents and a series of infrastructure which is situated in the basement area.

The proposed flood barrier will prevent flood water at a depth of 1.5 metres above the surrounding ground levels from flowing down the sloped entrance to the car park from the highway into the basement car park of Cypress Place and Vallea Court. In addition, the proposed barrier will prevent the build-up of water between the gradient of the slope and the existing flood defence when in its closed position. When activated, the flood barrier would reach a height of 2 metres

The applicant spoke to the Committee and said that flooding events in the basement car park were a health and safety risk as well as a significant inconvenience to residents. There was significant plant and equipment in the basement area that is required for the safe and effective running of the residential units, and flood events have previously rendered this plant and equipment unusable for periods of time. In addition, the flood events present a health and safety risk due to sewage contamination. The applicant said that they have attempted to resolve this issue with the relevant authorities without success.

The Committee considered the report and late representation, as well as the representations that had been made verbally. The Committee commented that United Utilities should be working to assist the applicant with regard to the drainage issues.

The Committee were sympathetic to the applicant, but concluded that the creation of the flood barrier, whilst providing protection to the basement car parking area, will displace the flood risk onto the adopted highway. This will give rise to unacceptable harm to highway and pedestrian safety and cause disamenity to surrounding users.

Decision

To refuse the application for the reasons contained in the report and the late representations.

PH/17/102 116526/FO/2017 – Wellington House, 1 Pollard Street, Manchester, M40 7FS

A planning application 116526/FO/2017 for the change of use of part of Wellington House from a mixed light industrial usage and storage and distribution warehouse (Class B1c/B8) to a multi-purpose use comprising creative arts and performance space (Class D1 and D2) and night club (sui generis) with associated car parking was received.

The applicant spoke to the Committee and said that this proposal is a much needed cultural offering for the area. He said that the applicants have a long-term passion for helping shape the creative industries, and that this site offers work, networks and artistic opportunity for the local community. In addition, the site will create arts and performances space and will enhance the cultural offerings of the area. The area is perfect for a nightclub as the neighbouring buildings are mills, factories and other

businesses as opposed to residents. It will also fit well amongst the current activities of AWOL studios, Hope Mill and Bridge 5 Mill.

A local councillor also spoke in support of the proposals, and said that this was a much needed community facility that was run for the benefit of the community as a whole. She pointed out the Committee that the nightclub element of the proposals had run on Temporary Event Notices several times without any complaint from residents in the vicinity.

Officers confirmed that they believed that the proposed nightclub element has the potential to create anti-social issues. It is not unreasonable to expect that a nightclub with a capacity of 1310 patrons open until 4am where people have been drinking alcohol all night will cause a public nuisance and dispersal issues along nearby roads and adjacent canal. Similarly, the nightclub would become a destination in itself as a late night venue with patrons who have already been to bars in the city centre seeking to carry on their night out.

The relevant Area Policing team of Greater Manchester Police have to date, raised similar concerns.

Their main unease relates to the dispersal of patrons after events has finished. It is considered that resources would be stretched and as the venue is not in the city centre, there are not the same amount of resources. It believed that clearing the area after events, with many customers who have been drinking all night can and will be problematic and would more than likely result in Police being called to disperse the crowds.

In light of the above issue outlined, the officers were of the opinion that the proposed nightclub element of the proposal is not situated within a suitable area and in turn, its use would seriously harm the living conditions of nearby and prospective residential occupiers.

The Committee carefully considered the report, the late representations and the verbal submissions.

The Committee concluded that the proposed nightclub element of the proposed use would by reason its location, anticipated number of patrons and hours of use, have a detrimental impact upon the amenity of nearby residents in the area, due to a substantial increase in comings and goings, levels of activity and associated noise, disturbance and anti-social behaviour. The proposed development is therefore contrary to saved policies DC10 and DC26 of the Unitary Development Plan for the City of Manchester, policies SP1, DM1, C9 and C10 of the Manchester Core Strategy, Eastlands Regeneration Framework (2017), The Ancoats and New Islington Neighbourhood Development Framework (2014 and updated 2016) and the National Planning Policy Framework (NPPF).

Decision

To refuse to grant the application for the reasons contained in the report and the late representation.

PH/17/103 116918/FO/2017 - Land on Constable Street South (off Monmouth Street), Manchester, M18 8QQ

A planning application 116918/FO/2017 for the erection of a two storey building to form 20 no. one bedroom flats with communal facilities and associated parking, amenity space, bin storage and boundary treatment for use as Learning Disabled Units was received.

The applicant spoke to the Committee and said that the proposed development would provide much needed specialised residential accommodation contributing positively to the character of the residential area within which it is located. Any impacts upon residential amenity can be mitigated through the imposition of planning conditions. As such the proposals are considered to accord with local and national planning policies.

The Committee warmly welcomed the proposals and said that they were satisfied with the development that was planned.

Decision

To approve the application subject to the conditions and reasons in the report and the late representation.

PH/17/104 116917/FO/2017 - Land on Dalbeattie Street South (off Parkmount Road), Manchester M9 4AP

A planning application 116917/FO/2017 for the erection of a two storey building to form 10 no. one bedroom flats with communal facilities and associated parking, amenity space, bin storage and boundary treatment for use as Learning Disabled Units

The applicant spoke to the Committee and said that the proposed development would provide much needed specialised residential accommodation contributing positively to the character of the residential area within which it is located. Any impacts upon residential amenity can be mitigated through the imposition of planning conditions. As such the proposals are considered to accord with local and national planning policies.

The Committee warmly welcomed the proposals and said that they were satisfied with the development that was planned.

Decision

To approve the application subject to the conditions and reasons in the report and the late representation.

PH/17/105 117121/JO/2017 - 1069 - 1071 Rochdale Road, Manchester, M9 8AJ

This application was withdrawn prior to the meeting.

**PH/17/106 117239/FO/2017 - Land Adjacent to 68 Northfield Road,
Manchester, M40 3RL**

A planning application 117239/FO/2017 for the erection of a two storey building to form 20 x one bedroom flats with communal facilities and associated parking, amenity space, bin storage and boundary treatment for use as Learning Disabled Units, following demolition of existing building

The applicant spoke to the Committee and said that the proposed development would provide much needed specialised residential accommodation contributing positively to the character of the residential area within which it is located. Any impacts upon residential amenity can be mitigated through the imposition of planning conditions. As such the proposals are considered to accord with local and national planning policies.

The Committee warmly welcomed the proposals and said that they were satisfied with the development that was planned.

Decision

To approve the application subject to the conditions and reasons in the report and the late representation.