

**MANCHESTER CITY COUNCIL**

**PLANNING AND HIGHWAYS**

**APPENDIX TO AGENDA  
(LATE REPRESENTATIONS)**

**on planning applications to be considered by  
the Planning and Highways Committee**

**at its meeting on 26 July 2018**

**This document contains a summary of any objections or other relevant representations received by the Department since the preparation of the published agenda. Where possible, it will also contain the Head of Planning, Building Control & Licensing's own brief comment. These summaries are prepared on the day before the Committee. Very late responses therefore have to be given orally.**

**APPENDIX TO AGENDA  
(LATE REPRESENTATIONS)**

**Planning and Highways Committee** 26 July 2018

**Item No.** 6

**Application Number** 119986/FO/2018

**Ward** Rusholme Ward

**Description and Address**

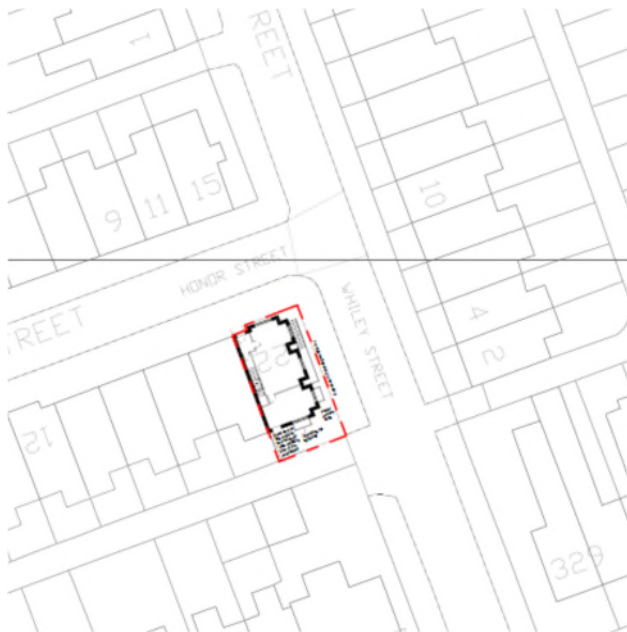
Erection of 1 no. two storey dwellinghouse with accommodation in the basement and loft space.

22 Honor Street, Manchester M13 0WY

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**1. Applicant / Agent**

Further plans have been received from the agent which show the setting of the proposed dwellinghouse in relation to the terraced properties on the opposite side of Whiley Street (plan ref: GA\_013 site plan); the incorporation of header and cill details to window openings on the Honor Street elevation (plan ref: GA\_008 rev.E Proposed elevations); and finalised details of the boundary treatment to the rear alleyway ( 1.8m brick wall to replace existing wall) (plan ref:GA\_011 rev.C Proposed plan and elevations of boundary wall).



Plan ref: GA\_013 (site plan – larger extent) showing relation to the terraced properties on the opposite side of Whiley Street

## **2. Head of Planning - Further Observations/Modifications to Conditions**

The recommendation remains to APPROVE.

Condition no.2 needs to amended to state:

'The development hereby approved shall be carried out in accordance with the following drawings numbered GA\_001 ( Site location plan) GA\_002 rev.A ( Site plan) GA\_005 rev.C (Proposed basement and ground floor plans) ; GA\_007 rev.C ( Roof plan and GA section); Design & Access Statement ref: R\_PL\_001; stamped as received on 12th May 2018;

Planning Application forms; GA\_003 rev.A ( Existing plans of former property - Demolished);GA\_004 rev.A (Existing elevations former property demolished) ; GA\_006 rev.D (Proposed first floor and second floor plan) ; GA\_009 rev.B (3D Schematic Views ) stamped as received on 25th May 2018; and further Certificate B, stamped as received on 30th May 2018;

Drawing numbered GA\_010 (Proposed elevations of railings to basement ) ; received by e-mail on 12th June 2018; received by e-mail on 21st June 2018.

Drawing numbered GA\_008 rev.E ( Proposed elevations), and GA\_013 ( site plan – larger extent); received by e-mail on 24th July 2018; and GA\_011 rev.C ( Proposed plan and elevations of boundary wall) received by e-mail on 25th July 2018;

Condition no. 3 needs to be revised to refer to plan ref: GA\_008 rev.E.

Condition no.8 needs to be revised to state

'The boundary treatment shown on drawing GA\_011 rev. C received by the City Council as Local Planning Authority by e-mail dated 25th July 2018 shall be completed prior to first occupation of the development hereby approved. The development shall be carried out in accordance with the approved details and shall thereafter be retained.'

**APPENDIX TO AGENDA  
(LATE REPRESENTATIONS)**

**Planning and Highways Committee** 26 July 2018

**Item No.** 7

**Application Number(s)** 119890/VO/2018 &  
119892/LO/2018

**Ward** Deansgate Ward

**Description and Address**

City Council Development of a new flexible arts and events space comprising a range of activities including theatre, music, dance, art, other performance and non-performance related events, exhibitions and conferences (Sui Generis) with ancillary facilities including retail exhibitions and conferences (Sui Generis) with ancillary facilities including retail and bar uses (Use Classes A1 and A3), offices, administrative and back of house functions (Use Class B1), training and educational facilities (Use Class D1), servicing and access arrangements, highways works, creation of new public realm, removal of 4 trees, cycle parking and provision of new plant and associated works. Demolition of the Starlight Theatre, existing workshop and other structures and perimeter wall and alterations to the Grade II listed Colonnaded Railway Viaduct. (Amendment of application ref no 114294/VO/2016 approved in January 2017); and

Application to vary conditions 2 (Approved Dwgs) and 4 (Archaeology) attached to application ref no 114370 to reflect minor changes to the approved scheme including slight movement in location and reduction in number of penetrations to arches to deliver the structural solution; refinement of the internal layout arrangements and re-location of the potential link through the arch to the Museum of Science and Industry Estate.

Starlight Theatre, Water Street & Colonnaded Viaduct, Manchester

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**1. Head of Planning - Further Observations/Modifications to Conditions**

The Head of Environmental Protection and Health has confirmed that a revised Air Quality Assessment and the mitigation measures contained therein are acceptable. Implementation of these measures will become one of the approved documents and the pre-commencement (condition 21) is removed.

Condition 11 refers to information contained in condition 11 but this should refer to condition 10.

**Travel Plan and Events Management Strategy** - These documents will ensure that the arrival and departure experience will be constantly monitored and reviewed.

The Factory website and promotional material for each event would provide advice about arrival and departure at the venue. The Factory Management Team would have marshalls to manage large events to guide visitors and monitor any adverse traffic impacts.

**Blue Badge Parking** - The provision of blue badge parking has been developed in the context of the site constraints and the parking that is available nearby including on-street bays and multi-storey car parks.

Five blue badge parking bays would be provided adjacent to the main entrance to the Factory which could be used by staff or pre-booked by disabled visitors. Bays are provided in the nearby public car parks, including the Spinningfields NCP car park, which is located approximately 220m from the site. There are 10 on street spaces on Water Street, which can be used by blue badge holders for free.

This level of provision is considered reasonable to meet demand but it would be monitored through the Travel Plan process and if spaces are over-subscribed either for a specific event or on a regular basis, additional mitigation measures would be introduced.

**Coach Parking** – The coach parking strategy has been considered in the context existing venues in the area at Museum of Science and Industry , the Opera House and Castlefield Bow. It has focused on locations that would not have a significant impact on resident's amenity.

The following coach provision is available around St John's:

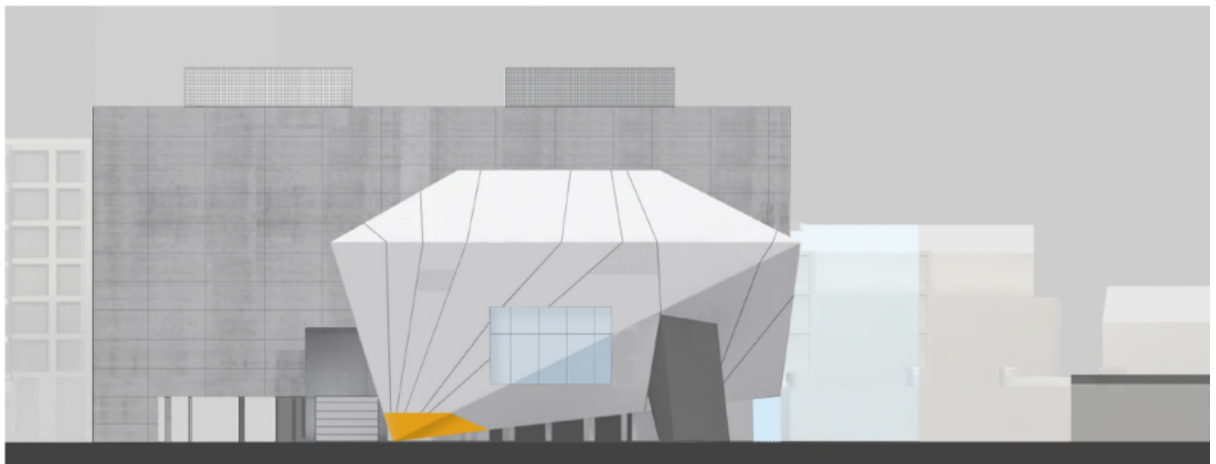
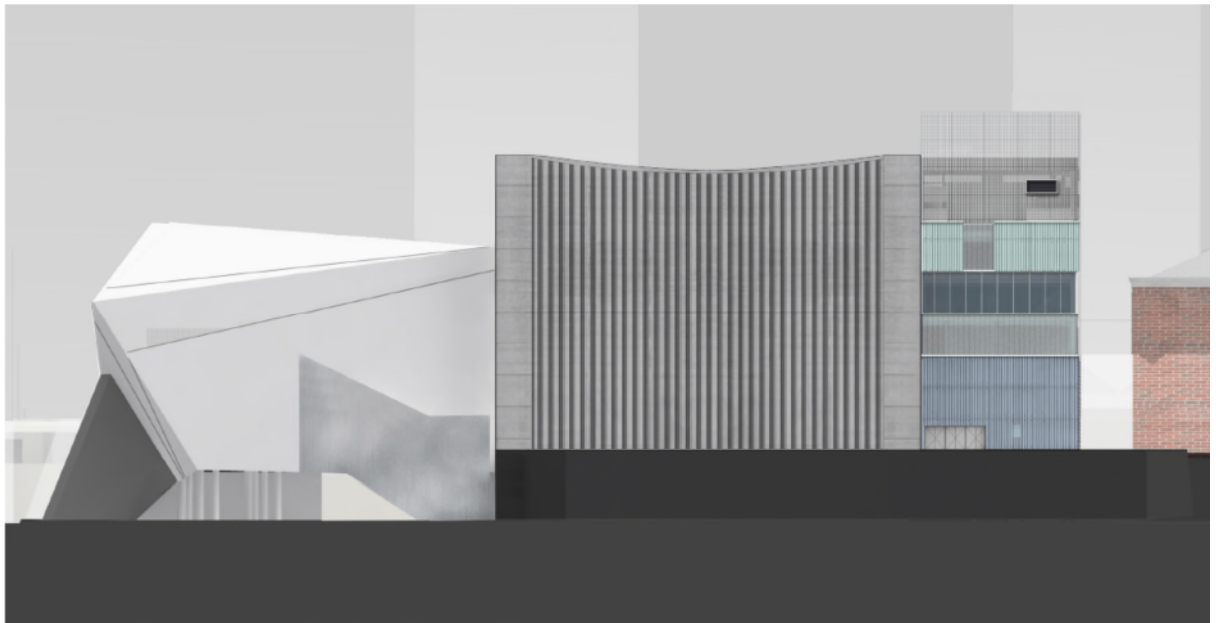
- 1 Bay on Water Street. Dual Use with Loading Bay (4 hour parking limit)
- 2 Bays Liverpool Road west of Lower Byrom Street, close to MSI (20 minutes parking limit)
- 2 Bays on Byrom Street close to Opera House. Dual Use-Car Parking during day, Coach Parking after 8pm. (20 minutes parking limit)
- 4 bays on Quay Street close to Opera House. Permitted by On Street loading order outside of traffic peaks (8am-10am, 4pm-6pm) with a 20 minutes parking limit.

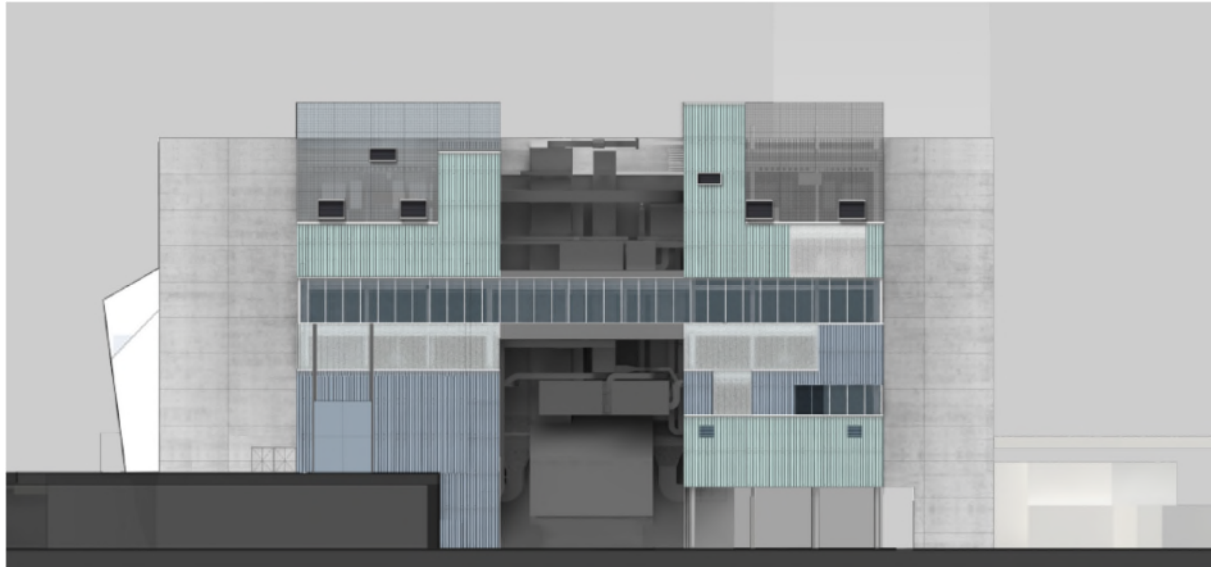
The proposed additional coach parking provision would comprise:

- 4 bays on New Elm Road where a single yellow line will be changed to provide 4 hour coach parking in 4 bays.
- 1 bay on Water Street (southbound) between Liverpool Road and New Elm Road to be time limited to 20 minutes.
- 2 bays on Deansgate between Camp Street and St Johns Street.

A bus stop that is currently could be used subject to discussion with TFGM for an additional coach parking space.

## Images of Development





**APPENDIX TO AGENDA  
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**Planning and Highways Committee** 26 July 2018

**Item No.** 8

**Application Number** 119081/FU/2018

**Ward** Piccadilly Ward

**Description and Address**

Retention of existing use of former residential building (Use Class C3) as an 84 suite apart hotel (Use Class C1), to comprise 81 suites on the first to twelfth floors and 3 suites, ancillary services and six commercial units for use as shops (Use Class A1) or Financial and Professional Services (Use Class A2) or Offices (Use Class B1) on the ground floor

40 Laystall Street, Manchester M1 2JP

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**1. Officers/Outside Bodies**

**Highway Services** – Laystall Street is wide enough to accommodate traffic and allow on-street loading. Taxis can drop off beyond the P&D bays and TROs prevent loading close to the junction with Great Ancoats Street. A lay by would not therefore be required.

The installation of a 4m length of guard rail adjacent to the hotel entrance would discourage loading in this location and the applicant has agreed to do this.

**2. Head of Planning - Further Observations/Modifications to Conditions**

The following additional condition is recommended:

Full details of the design of the guard rail to be installed on the pavement of Laystall Street shall be submitted to and approved in writing by the City Council as local planning authority within six months of the date of this decision. The guard rail shall then be installed only in accordance with the approved details within six months of the date of this decision.

Reason - In the interests of visual amenity and highway safety and to ensure consistency in accordance with policies DM1 and SP1 of the Core Strategy.