



## Planning and Highways Committee

Date: Thursday, 24 September 2020  
Time: 2.00 pm  
Venue: Virtual meeting - [https://manchester.public-i.tv/core/portal/webcast\\_interactive/485371](https://manchester.public-i.tv/core/portal/webcast_interactive/485371)

Everyone is welcome to attend this committee meeting.

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To attend this meeting it can be watched live as a webcast. The recording of the meeting will also be available for viewing after the meeting has closed.

## Membership of the Planning and Highways Committee

### **Councillors**

Curley (Chair), Nasrin Ali (Deputy Chair), Shaukat Ali, Andrews, Y Dar, Davies, Flanagan, Hitchen, Kamal, J Lovecy, Lyons, Madeleine Monaghan, Riasat, Watson and White

## Agenda

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- 1a. **Supplementary Information on Applications Being Considered**  
The report of the Director of Planning, Building Control and Licencing is enclosed.

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## Further Information

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For help, advice and information about this meeting please contact the Committee Officer:

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This agenda was issued on **Thursday 24 September 2020** by the Governance and Scrutiny Support Unit, Manchester City Council, Level 3, Town Hall Extension (Lloyd Street Elevation), Manchester M60 2LA

**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 24 September 2020**

**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 Director 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** 24 September 2020

**Item No.** 5

**Application Number** 126431/FO/2020

**Ward** Ancoats and  
Beswick Ward

**Description and Address**

Erection of a multi-use arena (Use Class D2) with a partially illuminated external facade together with ancillary retail/commercial uses (Classes A1, A3 and A4), with highways, access, servicing, landscaping, public realm and other associated works

Site South Of Sportcity Way, East Of Joe Mercer Way, West Of Alan Turing Way  
And North Of The Ashton Canal At The Etihad Campus, Manchester

**1. Public opinion**

One further letter of support has been received from a business within the North West. The comments can be summarised as follows:

- The proposal fits in with Manchester's long term regeneration plans for Eastlands via sports and leisure development;
- £350 million investment in the area would build confidence and likely to attract further investment along the corridor back from Eastlands towards the city centre via places such as Ancoats and New Islington;
- The proposal would have a hugely beneficial impact on the construction sector at a time when it is most needed. The project would create 3000 plus jobs and support thousands of jobs within the supply chain.

A further letter of objection has been received from a Manchester business who has made a representation during both the first and second round of notification. The comments outline that the application should be refused and that there are no material considerations that outweighs the long established policy support for protecting the city centre vitality and viability.

The details reasons are outlined as follows:

*Inadequate sequential test*

- The proposal fails to consider the requirements of paragraph 87 of the NPPF which requires the applicant to demonstrate a flexible approach on issues such as format and scale. There is no evidence that the proposed format, involving 17,45 sqm of A class use, is necessary or fundamental to the primary arena venue operation;
- The only justification for such a significant element of class A is to encourage dwell time at the arena beyond event times.

- The market assessment relates to Manchester's capacity to support 2 arenas. No justification is provided in terms of the quantum of floorspace necessary to encourage dwell time. Without a requirement to show 'need' the only constraint on the scale of the retail component is impact on nearby centres. The latter has not been considered by the applicant.

*Requirement to refer the application to the Secretary of State*

- The proposed retail uses are not wholly ancillary to the proposed arena. Support for a significant element of retail use that is evidently not ancillary is clearly a departure under the Town and Country Planning (Consultation) (England) Direction 2009 which requires referral to the Secretary of State should it meet the criteria outlined. It is considered that the criteria has been met therefore the recommendation should include reference to the referral to the Secretary of State under the departure procedure.

*Need for separate impact assessment to justify retail component of the scheme*

- The officers report dismisses the need for a separate impact assessment and suggests that there would be an overall beneficial impact for the city centre as a whole;
- The substantial scale of the proposed out of centre development, and the amount which could be operated as Class A1 use (up to 7,530 sqm) the retail floorspace proposed would clearly act as a significant destination, whether that be on an event day or in its own right;
- The trading potential and resultant diversion of expenditure (from the city centre) to the application site has not been assessed. Policy C9 requires the application to be supported by an impact assessment as it exceeds the 650 sqm threshold outlined by the supporting text of the policy;
- The reliance of the applicant's market assessment reports is not an impact assessment as required by policy C9 and paragraph 89 of the NPPF to justify the retail element. This is a serious flaw in the submission and contrary to the development plan.

*Impact of the Covid-19 Pandemic*

- The short to medium term outlook remains clouded by uncertainty around the EU withdrawal agreement and fears of a potential no-deal outcome. These concerns, exacerbated by the ongoing Covid-19 pandemic, are likely to result in cautious consumer spending. As such, further diversion of trade away from the city centre must be viewed with caution and the city centre should be protected in this context.

*Perceived benefits for the city centre*

- It is acknowledged that there may be spin off economic benefit the locality in which the proposal is sited, the spin off benefits to the city centre would be negligible;
- The additional spending associated with the arena within the city centre has not been evidenced and the applicant fails to address the consequential loss

of existing trade, expenditure and footfall within the city centre, whereby local people are instead choosing to shop, dine and drink at this new out of centre 'destination'. Policy C9 seeks to protect the city centre by refusing schemes which will have an unacceptable impacts;

- Jobs are intended to be filled by local people wherever possible, many of these will go to people who are already employed locally within the leisure and retail sectors within the city centre – displacing employment from the city centre to this out of centre location. This has the potential to further reduce city centre spending potential;
- There is a misunderstanding of paragraph 89b of the NPPF which relies on the market analysis to support the retail element with no retail impact assessment being undertaken.

#### *Legislative changes to the Use Classes Order*

- The recent changes to the Town and Country Planning (Use Classes Order) 1987, which would allow all the retail food and drink elements to operate under Class E equating up to 17,451 sqm. This further raises concerns over the lack of a separate impact assessment;
- The true trading potential of this out of centre retail and commercial destination has not been properly assessed, whether in the short term (Class A1) or in the longer term within the overall trading potential of Class E.

#### *Lack of control of the proposed A1 floorspace*

- Condition 15 seeks to facilitate the use of commercial spaces on non-arena event days;
- The overall trading potential of the A1 floorspace, whether it be used on non-arena event days or not, has not been considered.

#### *The Food and Beverage Component*

- The applicant should provide a retail impact assessment including quantitative analysis of trade draw from the city centre in order to demonstrate that there will be no adverse impact. The analysis on the city centre is woefully inadequate given the fragility of the city centre's vitality and viability.

#### *Conclusion*

- The current spin off benefits of Manchester Arena for the city centre as a whole which benefit food and beverages facilities, hotel and retail operations are not acknowledged by the applicant. Two arenas cannot be supported in Manchester, and in the event that the Manchester Arena was to close, or indeed it's operational considerably reduced as a result of direct out of centre competition, the consequential impact on the city centre would be significant.

## **2. Director of Planning**

The City Council has been notified by the Ministry of Housing, Communities and Local Government that the Secretary of State (SOS) has received a request to call in

the application for his own determination. Should the committee be minded to Approve the application, the City Council would be required to notify the SOS of its intention to determine the application accordingly. Officers have confirmed that a decision notice would not be issued until the SOS has had the opportunity to consider this request.

This planning application is for a multi-use arena (Use Class D2). The arena would also include ancillary retail and commercial uses totalling 17,451 sqm of floor space. These ancillary uses are an integral part of the arena experience and are common in existing UK arenas (including at the Manchester Arena both currently and as part of their improvement plans) and elsewhere.

The objector's comments that *'the retail floorspace proposed would clearly act as a significant destination, whether that be on an event day or in its own right'* is incorrect and implies that additional sequential testing and impact assessment work is required to justify the retail/commercial element in order to assess any associated impacts on the city centre.

The ancillary retail/commercial element would not be a freestanding retail destination. There would be no general or conventional shopping or commercial activity and access would be restricted to arena visitors on event days. Accordingly, there is no requirement to disaggregate the ancillary retail/commercial element in the sequential test assessment. The retail element would be limited, principally selling merchandise associated with performers or other goods associated with the arena experience.

Food and beverages (totalling 3,032 sqm) would be available but there would be no 'sit down' bars or restaurants.

Hospitality spaces, VIP provision (space which have to be booked in advance) and circulation space accounts for the remaining space (14,419 sqm).

Kiosks fronting the canal, totalling 223 sqm, are the only element of commercial floor space which would operate on non-arena event days as part of supporting activity at the Etihad Campus, a proposition which is fully supported by policy EC7 of the Core Strategy.

Some of the circulation and hospitality spaces could be made available on non-event days for community and sponsor events. These would be strictly regulated through planning condition 15 which seeks to agree the nature of the uses, the amount of floorspace available for such uses along with the hours of operation and management arrangements.

An Impact Assessment, as required by paragraph 80 of the NPPF, has been prepared by the applicant in order to consider the impacts of the proposed arena on existing offer (i.e. the Manchester Arena) and any associated impacts on the city centre.

The objectors have stated that the lack of an impact assessment which specifically relates to the retail/commercial element represents a serious flaw within the planning

submission. They also state that the applicant has failed to address the *'consequential loss of trade, expenditure and footfall within the city centre, from people choosing to shop, dine and drink at this new out of centre 'destination'*.

The arena would not be a shopping or dining destination as implied. The arena, and its ancillary retail/commercial offer, would be specific to the arena and only available on event days.

The applicant's evidence suggests that the overall impact of the proposed arena on the city centre is considerable, with the arena boosting the hotel sector and food and beverage businesses.

This is considered to be a compelling and plausible part of the applicant's justification which clearly demonstrates that, when considered as a whole, the arena would bring a significant boost to the city centre economy through additional visitors and spending.

Recommended planning condition 12 ensures that the arena operates as a D2 use only and that the retail/commercial elements remains ancillary.

Condition 15 seeks to secure a strategy for the use of the ancillary spaces on non-event days. This strategy would agree the nature of the uses, limit the amount of floorspace available on non-event days, as well as controlling the operations of the kiosks to the canal. It would not permit, as suggested by the objector, the use of the entire ancillary floor space on non-event days for other retail or commercial purposes. It is recommended that condition 15 is clarified to reflect this.

From the 1 September 2020, legislative changes to the use classes order were introduced including the introduction of a new Class E which incorporates classes A1, A2, A3 and parts of D2.

This planning application was submitted before 1 September 2020 and should therefore be determined on the basis of the Use Classes Order prior to the recent amendments as outlined by the transitional arrangements within the Regulations.

Condition 12 restricts the operations of the arena to multi use area (Use Class D2) only and stipulates that the retail/commercial element is ancillary. The condition also takes account of any future amendments to the Use Classes Order which may seek to revoke or modify the Use Classes Order. The condition does not permit the ancillary retail/commercial element to become the dominant use of the building. This would require planning permission under the terms of this planning condition.

The impact of the Covid-19 pandemic is acknowledged within the report including the unprecedented challenge and uncertainty that this brings at the present time. The applicant remains fully committed to the development and should planning permission be granted intends to implement the planning permission without delay with the arena becoming operational by 2023. Expert evidence indicates that the recovery from the effects of Covid-19 would be firmly established.

The recommendation remains **Minded to Approve** subject to:-



- i) the signing of a section 106 agreement with regards to the review and expansion of the existing Residents Parking Zone (RPZ), an operational event management strategy, walking route improvement works, local labour commitments and waste management arrangements.
- ii) confirmation that the Secretary of State does not intend to call the application in for his own determination.
- iii) Revision to condition 15 as follows:

*15) Prior to the first use of the arena hereby approved, a strategy for use of the ancillary spaces throughout the arena building, including kiosks to the canal (as shown on drawing BRA-POP-ZZ-01-DR-A-0613 Rev 00 stamped as received by the City Council, as Local Planning Authority, on the 6 March 2020), on non-arena event days shall be submitted for approval in writing by the City Council, as Local Planning Authority.*

*For the avoidance of doubt, this shall include details of the nature of the uses which would take place within the ancillary spaces including which facilities/spaces would be made available, the amount of floorspace to be utilised, operating hours and any management arrangements to ensure authorised access to the arena building only.*

*The use of the ancillary spaces on non-arena event days shall be carried out in accordance with this strategy for as long as the arena is in use.*

*Reason – To facilitate the use of the ancillary spaces on non-arena event days for community use and other appropriate purposes including kiosks to the canal which would support natural surveillance and activity at the arena and Etihad Campus as part of supporting the vitality of the campus and community access to the building pursuant to policies SP1, EC7 and DM1 of the Manchester Core Strategy (2012).*

**APPENDIX TO AGENDA  
(LATE REPRESENTATIONS)**

<b>Planning and Highways Committee</b>	24 September 2020	<b>Item No.</b>	7
<b>Application Number</b>	125596/FO/2019	<b>Ward</b>	Mile Platting & Newton Heath Ward

**Description and Address**

Planning Application for housing-led mixed use redevelopment comprising: a maximum of 410 new dwellings (Class C3); and comprising Class E (maximum floorspace 744 sq.m GIA in total); recreation open space and landscaping; and associated access off Hulme Hall Lane, Varley Street and Iron Street, infrastructure provision and car parking

Land Bounded By Hulme Hall Lane, Varley Street, Iron Street, Coleshill Street And Rochdale Canal, Manchester M40 8HH

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**1. Member of the public**

A letter has been received from a company of solicitors on behalf of The Dean and Chapter of the Cathedral Church of Manchester, in reference to the part of the site which was transferred by their client to the Council by way of a conveyance dated 22 January 1906. They state that their letter is not to be treated as an objection to the planning application, but should be treated as a legal notice to the Council. The letter relates to the 1906 Conveyance which contains detailed covenants given by the Council, to only use the land as public open and recreation space, and for no other purpose or purposes.

**2. Consultees/Outside Bodies**

Manchester Active - The current Strategy does not have the site listed as a playing field. The site is identified as green space and held for leisure purposes and therefore if the site is to be developed for alternative use the disposal principles outlined within the Parks Strategy, which ensures that the capital receipt is ring fenced back into improving the outcomes set out in the strategy at a local level, need to be followed.

Environment Agency - further to their interim comments in the report have recommended that conditions relating to the submission of a detailed remediation phasing plan; the submission of an outline remediation scheme (based on the information already gathered and provided previously); additional ground investigation works; a detailed assessment of risks to human and environmental receptors (including those off-site); a detailed options appraisal and remediation strategy detailing the remediation measures required and how they are

to be undertaken per phase; the submission of a Ground stabilisation works plan (to identify how ground hazards are to be addressed and decommissioned); post remediation ground gas monitoring and a detailed build phase remediation strategy; a verification plan; a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation.

In relation to controlled waters, further conditions are strongly recommended to ensure that no infiltration of surface water drainage into the ground where adversely elevated concentrations of contamination are known or suspected to be present is permitted; that piling or any other foundation designs using penetrative methods is not be permitted other than for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater; and if, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted a remediation strategy to the detailing how this unsuspected contamination shall be dealt with.

Environmental Health – have worked with the Environment Agency and support the conditions which are proposed by the Agency which are detailed below. However, they also recommend a further condition relating to requirement for a verification report in respect of the ground stabilisation works.

### **3. Applicant/Agent**

The applicant has requested that delegated powers are sought to allow the Head of Planning to carry out minor drafting amendments to any of the proposed planning conditions ahead of issuing any final decision notice.

### **4. Director of Planning - Further Observations/Modifications to Conditions**

It is requested that delegated powers are given to the Director of Planning to enable minor drafting amendments to any of the proposed planning conditions, which would be attached to any approval.

#### Covenant

The contents of the letter on behalf of The Dean and Chapter of the Cathedral Church of Manchester have been noted. This is a separate legal matter that would need addressing by any developer if planning permission is granted. Similarly, any decision by the Council to dispose of open space would need to go through a separate procedure outside of the planning process.

#### Economic Impacts

Based on the applicant's proposed build methodology, the applicant expects that the proposed development would give rise to 160 jobs, with a further 80 jobs created indirectly due to the development. Furthermore, they expect that 16 apprenticeships would be created. This application is already subject to a condition (condition no.52 in the report) relating to the submission of a local benefit

proposal, which would be required to include the measures proposed to recruit local people including apprenticeships, which would support the delivery of the jobs referred to in the local area.

#### Site levels

A condition relating to the submission of cross sections of the site showing existing and proposed levels is required. The proposed phrasing is outlined in condition no.14 below. This condition is needed, as there is the potential for contaminated ground to need to be removed off site (rather than be remediated on site) depending on the outcome of further site investigations.

#### Ground Conditions

The issues raised above by the Environment Agency have been dealt in detail in the report. It is considered that the conditions detailed below are attached to any planning approval.

1. Prior to commencement of development hereby approved, no development shall take place until a detailed remediation phasing plan has been submitted to and approved in writing by the City Council as local planning authority. The development shall be fully implemented in accordance with the approved remediation phasing plan.

Reason - To ensure that all phases of remediation are clearly identified along with the order that remediation will take place, pursuant policies EN17 and EN18 of the Manchester Core Strategy.

2. Prior to commencement of development hereby approved, no development shall take place until an outline remediation scheme (based on the information already gathered and provided previously), has been submitted and approved in writing by the City Council as local planning authority. The development shall then be implemented in accordance with the approved outline remediation strategy.

Reason - To identify the broad remediation requirements for the site, based on the remediation phasing plan, and to indicate the necessary environmental permits and permissions that are required to carry out the potential remediation process, pursuant policies EN17 and EN18 of the Manchester Core Strategy.

3. Prior to the commencement of development, and where necessary, additional ground investigations (based on the information already provided, the outline remediation scheme and the remediation phasing plan) to address information gaps, are identified for each phase of the development so as to provide sufficient information for a detailed assessment of risks to human and environmental receptors for each phase as identified in the remediation phase plan, shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in full accordance with the details so approved.

Reason- To gather sufficient information on each phase of the development to ensure that all possible risks to human and environmental receptors are

known and be assessed in detail to facilitate further work on the development site, pursuant policies EN17 and EN18 of the Manchester Core Strategy.

4. Prior to the commencement of development, a detailed assessment of risks to human and environmental receptors (including those off-site), as identified in the remediation phase plan, shall be submitted to and approved in writing by the City Council as local planning authority. This should include risks associated with ground gases. The development shall be implemented in full accordance with the details so approved.

Reason - To identify provide sufficient information to develop a detailed remediation strategy which will build on the outline remediation scheme and support an options appraisal for suitable remediation measures, pursuant to policies EN17 and EN18 of the Manchester Core Strategy (2012).

5. Prior to the commencement of development, a detailed options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken per phase (as detailed in the remediation phase plan) should be submitted and approved in writing by the City Council as local planning authority. The development shall be implemented in full accordance with the details so approved.

Reason - To ensure that the chosen detailed remediation strategy can be implemented according to the development remediation phasing plan, that the detailed remediation strategy has the necessary permits and permissions in place and that sufficient control measures are in place to avoid pollution incidents to the environment and nuisance issue to surrounding community, pursuant to policies EN17 and EN18 of the Manchester Core Strategy (2012).

6. Prior to the commencement of development and as per the agreed remediation phasing plan a Ground Stabilisation works plan shall be developed, and shall be submitted to, and approved in writing by the City Council as local planning authority. The Ground Stabilisation works plan should include details, per phase, as to how identified ground hazardous (such as underground structures, mine shafts; workings, and boreholes) are to be addressed and decommissioned. The development shall be implemented in full accordance with the details so approved.

Reason - To ensure the protection of the development from underground hazards, pursuant to policies EN17 and EN18 of the Manchester Core Strategy (2012).

7. On completion of each phase of the ground stabilisation works (as set out in the remediation phasing plan), a verification report demonstrating the completion of works set out in the approved remediation and ground stabilisation works strategies, and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason - For the ongoing protection of the Water Environment and human health from risks arising from land contamination, pursuant to policies EN17 and EN18 of the Manchester Core Strategy (2012).

8. Prior to the commencement of building works, post remediation ground gas monitoring shall be undertaken and a detailed build phase remediation strategy produced, which shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in full accordance with the details so approved.

Reason -To ensure the protection of the development from ground gases, pursuant to policies EN18 of the Manchester Core Strategy (2012).

9. Prior to the commencement of development a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the detailed remediation strategy and ground stabilisation works report (per phase as identified in the remediation phasing plan) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in full accordance with the details so approved.

Reason - To ensure that unacceptable risks to the environment and human health can be addressed and that a safe development can be achieved using the identified remediation techniques without adverse impact to human and environmental receptors on and off-site, pursuant to policies EN17 and EN18 of the Manchester Core Strategy (2012).

10. Prior to each phase of development being occupied, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason - For the ongoing protection of the Water Environment and human health from risks arising from land contamination, pursuant to policies EN17 and EN18 of the Manchester Core Strategy (2012).

11. No infiltration of surface water drainage into the ground where adversely elevated concentrations of contamination are known or suspected to be present is permitted, other than those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason - For the future protection of the Water Environment from risks arising from land contamination, pursuant to policy EN17 of the Manchester Core Strategy (2012)

12. Piling or any other foundation designs using penetrative methods shall not be permitted other than for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason - For the ongoing and future protection of the Water Environment from risks arising from land contamination, pursuant to policy EN17 of the Manchester Core Strategy (2012).

13. If, during development, contamination not previously identified is found to be present at the site then no further development, shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason - For the ongoing protection of the Water Environment from risks arising from land contamination, pursuant to policy EN17 of the Manchester Core Strategy (2012).

14. Prior to the commence of development, plans of the existing and proposed site levels in the form of cross sections, shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the residential amenity and visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

The recommendation remains to MINDED TO APPROVE Minded to Approve - subject to a section 106 legal agreement relating to a mechanism to re-test the viability of the development in relation to the delivery of affordable housing, should there be a delay in the implementation of the planning permission, together with a further review prior to the occupation of the development, and to finance the future administration, enforcement and maintenance of the residents permit parking scheme.

**APPENDIX TO AGENDA  
(LATE REPRESENTATIONS)**

**Planning and Highways Committee** 24 September 2020

**Item No.** 8

**Application Number** 127053/FO/2020

**Ward** Moss Side Ward

**Description and Address**

Erection of 4no. two storey houses with associated car parking and landscaping

Vacant Land On The Corner Of Victory Street And Claremont Road, Manchester, M14 5AE

**1. Director of Planning**

For clarity the Trees and Landscaping paragraph in the report to committee references the loss of groups of category C trees within Group G1 and Group G2.

The total number of trees lost would be 28 individual trees, this is the number that the recommended condition within the report requires either the planting of street trees or trees within the local park as mitigation for the loss of green infrastructure.

It is still noted that the trees to be lost on site are poor specimens that the Arboricultural Section do not consider to be worthy of retention and that the area of retained trees to the junction of Victory Street and Claremont Road would be subject to a landscape management strategy that will include biodiversity enhancements as required by Greater Manchester Ecological Unit. This would be a condition of approval.

Further information has been provided with regards to waste management. An area of hard standing will be provided, at the rear of each property, for the location of the following bins for kerb side collection by Manchester City Council, Blue bin / bag – 140/35l (Minimum) Paper/card, Brown Bin / box – 140/55l (Minimum) Glass/cans/plastics, Green bin – 240l Food and garden waste, Grey Bin 140l Minimum.

This provision has been assessed as being acceptable and as such condition 9 within the report which required prior notification of details of waste storage would need to be replaced with the following condition, to secure implementation of the agreed provision above.

The approved scheme for the storage and disposal of refuse shall be implemented as part of the development and shall remain in situ whilst the use is in operation.

Reason - In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.



The recommendation of the Director of Planning is to **APPROVE**.

**APPENDIX TO AGENDA  
(LATE REPRESENTATIONS)**

**Planning and Highways Committee** 24 September 2020

**Item No.** 9

**Application Number** 126435/FO/2020

**Ward** Woodhouse Park  
Ward

**Description and Address**

Conversion of the existing dwelling to create 2 no. three bedroom dwellings; and the erection of 2no. 4 bedroom dwellings with associated car parking and landscaping

27 Trenchard Drive, Manchester, M22 5LZ

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**1. Applicant/Agent**

In respect of concerns regarding the overdevelopment of the site the applicant has made the following comments:

- The site opposite (Land at 30 Trenchard Drive, application ref: 106943/FO/2014/S2) measures 3,110m<sup>2</sup> in size and the total proposed building footprint for that development is 680m<sup>2</sup>. This amounts to a 21.8% land occupancy.
- In comparison, this application site measures 1,420m<sup>2</sup> in size and the total proposed building footprint (including the existing building to be retained) measures 288m<sup>2</sup>. This amounts to a 20.2% land occupancy.
- This confirms that the proposal before the committee is less dense than the approved scheme opposite the site and does not constitute overdevelopment.

**2. Director of Planning - Further observations/comments**

The recommendation remains unaltered: **APPROVE.**