



Planning and Highways Committee

Date: Thursday, 6 July 2023

Time: 2.00 pm

Venue: Council Chamber, Level 2, Town Hall Extension

This is a **supplementary agenda** containing additional information about the business of the meeting that was not available when the agenda was published

Access to the Council Chamber

Public access to the Council Chamber is on Level 2 of the Town Hall Extension, using the lift or stairs in the lobby of the Mount Street entrance to the Extension. That lobby can also be reached from the St. Peter's Square entrance and from Library Walk. **There is no public access from the Lloyd Street entrances of the Extension.**

Filming and broadcast of the meeting

Meetings of the Planning and Highways Committee are 'webcast'. These meetings are filmed and broadcast live on the Internet. If you attend this meeting you should be aware that you might be filmed and included in that transmission.

Membership of the Planning and Highways Committee

Councillors

Lyons (Chair), Shaukat Ali, Andrews, Chohan, Curley, Davies, Gartside, Hassan, Hewitson, Hughes, Johnson, Kamal, J Lovecy, Ludford and Riasat

Supplementary Agenda

- 1a. **Supplementary Information on Applications Being Considered** 3 - 14
The report of the Director of Planning, Building Control and Licencing attached.

Further Information

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

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This supplementary agenda was issued on **Wednesday, 5 July 2023** by the Governance and Scrutiny Support Unit, Manchester City Council, Level 3, Town Hall Extension (Mount 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 6 July 2023

This document contains a summary of any objections or other relevant representations received since the preparation of the published agenda. Where possible, it will also contain the Director of Planning, Building Control & Licensing's own brief comment.

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 6 July 2023

Item No. 5

Application Number 135029/LO/2022 and
135028/FO/2022

Ward Deansgate Ward

Description and Address

Full Planning Permission for the erection of 14 storey building and the refurbishment of the existing buildings at 3 Smithy Lane and Carriage Works on Garden Lane / St Mary's Parsonage with ground floor extension to form office accommodation (Class E) with front of house and commercial floorspace at ground floor (Class E) with associated landscaping and other works following demolition of existing buildings at 27-29 King Street West and the Grade II Listed 31-33 King Street West and link bridge from Carriage Works on Garden Lane / St Mary's Parsonage to 3 St Mary's Parsonage

LISTED BUILDING CONSENT for the demolition of 31-33 King Street West and the refurbishment of the existing buildings at 3 Smithy Lane and Carriage Works on Garden Lane / St Mary's Parsonage with ground floor extension with associated landscaping and other works following demolition of existing buildings and link bridge from Carriage Works on Garden Lane / St Mary's Parsonage to 3 St Mary's Parsonage in association with the erection of a 14-storey building

Land Bound by King Street West, St Marys Parsonage, Garden Lane and Smithy Lane, Manchester, M3 2JP

1. The Applicant

Advised that drawing referenced 107- B1_02_2214 - should be Rev B not Rev A.

2. Director of Planning – Further observations / modifications to conditions

A total of 3 no. objections have been received and a full summary is provided below:

- Demolishing this wonderful, listed building would be simply barbaric. Let's try to be more civilized.
- The proposed building is totally inappropriate for the area. It will dominate the skyline and erase an attractive building. The building should be preserved to maintain the historical heritage of the city.
- The local infrastructure will not be able to cope with such a huge proposal and represents an overdevelopment of the area.
- In a climate emergency reusing, rather than demolishing, existing structures is critical. The carbon cost in demolishing an architecturally sound and

usable building should not be ignored. The current building, Reedham House, could be repurposed and renovated.

One letter of support has also been received from an occupier of an adjacent property who endorses the proposal.

The following additional photos demonstrate the current condition of the building that is proposed to be demolished (Reedham House, 31-33 King Street West) in order to highlight the current condition of the interior and exterior of the building, particularly the interior which has limited historic fabric.











View 2 on Page 30 of the report details the existing, proposed and cumulative impact of the development within that view. The existing and cumulative view is incorrectly labelled in the report. The correct labelling for the view is detailed below.



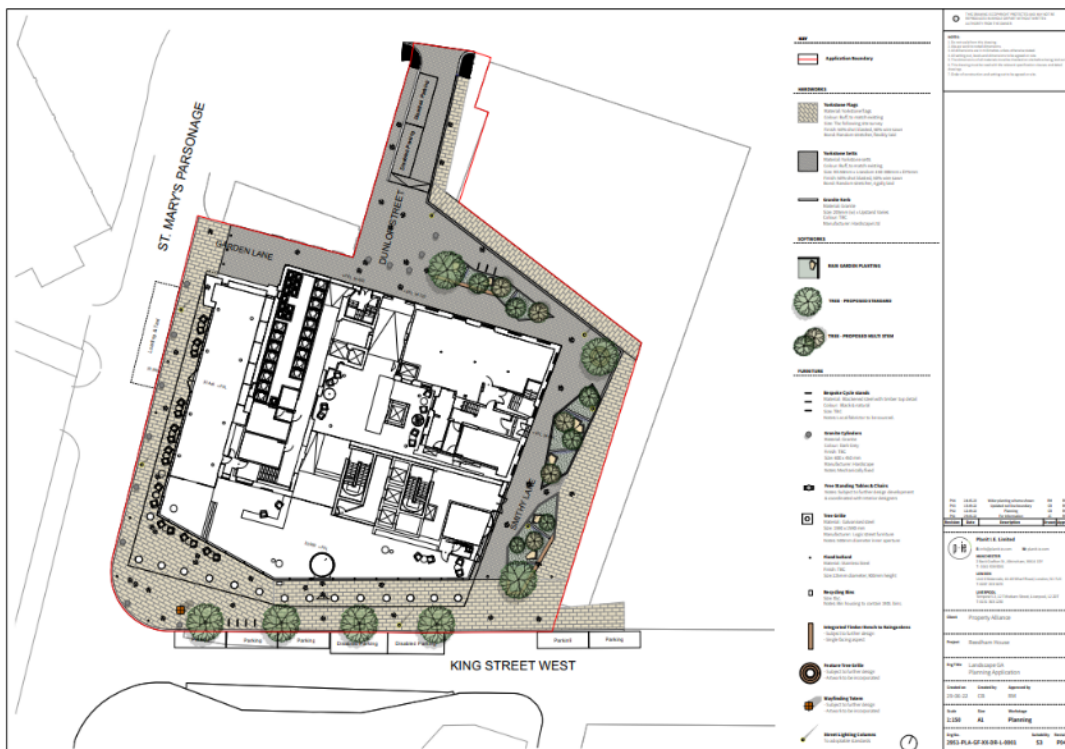
Existing View 2



Cumulative View 2

There are 4 existing on street disabled parking spaces in close proximity to the application site (2 on Dunlop Street and 2 on King Street West) and would be retained as part of the proposal.

Two spaces on Dunlop Street would be within the area of public realm improvements associated with the development.



Site layout including disabled bays to Dunlop Street and public realm improvements around the application site

Condition 2 should be amended in accordance with the applicant's comments.

The recommendation for planning application 135028/FO/2022 and Listed Building Consent 135029/LO/2011 remains Minded to Approve subject to the requirement to notify the Secretary of State.

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 6 July 2023

Item No. 7

Application Number 135848/FO/2022

Ward Rusholme Ward

Description and Address

Erection of a residential development (Use Class C3), comprising 72 units, along with associated hard and soft infrastructure, access and associated works following demolition of existing buildings

Site Of Former Victoria Park Probation Centre, Laindon Road, Manchester

1. Applicant/Agent

The planning agent has forwarded a site layout with minor amendments to the proposed road layout within the site, which seek to ensure that the new roads are designed to adoptable standards.

2. Director of Planning - Further Observations/Modifications to Conditions

The specified plans condition needs to be updated to Site Plan ref: A 662 -P- 100 rev.W received 3rd July 2023.

The recommendation remains Minded to Approve subject to a legal agreement in respect of affordable housing to be delivered at the site and a reconciliation clause.

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 6 July 2023

Item No. 10

Application Number 136171/FO/2023

Ward Clayton &
Openshaw Ward

Description and Address

Erection of 24 dwellinghouses and cottage flats (Class C3) with associated car parking, landscaping and the creation of a new vehicular access

Land Bounded By Brigham Street, Meech Street And The Rear Of Connie Street,
Manchester

1. Director of Planning – Further observations

Due to a technical issue, the notification map was excluded from the original report. A copy of the map is included below.

