

LATE REPRESENTATIONS AND COMMENTS

29 April 2020

Abbey Hey Lane and Battersby Street

Additional comments have been received on behalf of the applicant which confirms:

All contractor 's are required to be members of the Considerate Contractors scheme; MSV may decide that they would rather the contractor contribute to a local community project instead, as most contractors comply with the minimum standards of the Considerate Contractor Scheme to comply with the minimum standards by way of their health and safety duties.

During the construction phase employment to local constructors will bring economic benefits to the area and assist regeneration of local families and households. Site operatives are also likely to patronise local services and shops for a period of at least twelve months.

Local labour is a requirement of the Clients Social Impact policy and KPI's need to be satisfied by the contractors.

The tendering contractors will be from the North West including Greater Manchester, in accordance with the Procurement Portal.

MSV are also considering approaching St Clement's Primary School with the aim of a creative projects to engaging school children in their built environment

In addition to the above it has been confirmed that:

The inclusion of photovoltaic panels to the proposed apartment block would raise the percent uplift over building regulations to 17.9 % thereby exceeding the 15% required by Core Strategy policy EN6; and,

With regard to tree loss, the proposal would involve the removal of 6 individual trees and a group of 3 trees, which would be replaced by 24 trees.

Director of Planning

MSV willingness to engage with the local community and commitment to local labour is welcomed. It is recommended an additional condition is attached to any grant of planning permission that requires agreement to a local labour agreement.

All issues relevant to the determination of the application are set out in the report. Comments from residents and local members have also been addressed

It is important to recognise that this scheme has been in design for a long time and subject to planning could be on site quickly. It is a social rent housing scheme which has been reduced to 15 units (13 houses and 2 apartments) from an original 23 units. Originally one of three sites for social housing in the area that would have provided

40 new homes, this is the only site to come forward due to amongst other matters, local issues.

There has been an 18 month process working up the project which followed the agreed format, templates and pre application discussions including local members.

The project is the only one now in the Great Places Strategic Partnership. Further delays are likely to impact on funding and the relationship between the RP and Great Places (Strategic Partner of Homes England). The completion date has already been pushed back twice.

Although issues have been raised during the course of the application, there are no planning grounds to either refuse or delay the application. This is a modest but nevertheless an important housing scheme which would deliver affordable housing and quickly which is a positive message for the city.

The recommendation is to approve the application.