

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 22 October
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 22 October 2020

Item No. 5

Application Number 126912/FH/2020

Ward Crumpsall Ward

Description and Address

Erection of a two-storey side extension and a single storey rear extension together with the installation of a front dormer, including a Velux window and a dormer to the rear, porch and canopy to form additional living accommodation.

1C Ardern Road, Crumpsall, Manchester, M8 4WN

1. Director of Planning – further comments and observations

The report contains a summary of the comments received from local residents following two rounds of neighbour notification. The number of comments received requires clarification as follows:

- First notification resulted in 6 objections from 5 households;
- Second notification resulted in 7 objections from 6 households (of which 3 objections were from residents who did not comment during the first notification).

The recommendation for the proposal is **Approve** subject to the conditions within the report.

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 22 October 2020

Item No. 6

Application Number 127669/FO/2020

Ward Moston Ward

Description and Address

Erection of 4 storey building to form 3 x 1 bedroom and 30 x 2 bedroom residential apartments (Use Class C3) together with associated car parking, landscaping and access following demolition of existing building

Deanway DIY Store, 112 Kenyon Lane, Moston Manchester

1. Local Residents/Occupiers

1 additional representation has been received from a local resident. Comments are summarised below.

- It is considered wrong to claim the existing building is of low heritage significance. It is clear from the interior of the building that it is still recognisable as a former cinema. The building should be classified as of medium significance
- Any development should start with the presumption of adaptation and not demolition.
- It is further considered that the cost of a development is not a material consideration.

2. Director Planning, Building Control and Licensing

The recommendation remains that of Minded to Approve.

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 22 October 2020

Item No. 7

Application Number 126328/FO/2020

Ward Deansgate ward

Description and Address

Erection of a 17 storey building comprising office use (Use Class B1a) and flexible ground floor commercial units (Use Classes A1 shop, A2 financial and professional services, A3 restaurant/cafe and A4 drinking establishment), new electricity sub-station, basement cycle parking and rooftop plant enclosure, together with access, servicing and associated works following demolition of the existing building

Speakers House, 39 Deansgate, Manchester, M3 2BA

1. Neighbour representations

A further representation from the owners of Barton Arcade does not object to the principle of redevelopment but believes the impact upon the Grade II* listed building has not been fully considered.

A 1963 deed made at the time Speakers House was constructed sets out:

- agreed height limits for the Speakers House site
- no windows are to be constructed along the common boundary
- the coexisting lightwell of 7 feet width on the Speaker's House site should be maintained.

The applicant has not yet engaged in any dialogue about this.

Councillor Johns concerns appear to have been ignored/overlooked. These should be discussed fully at the Committee, in particular: *'The proposal would also generate severe and obvious harm to the Grade II* Listed Barton Arcade and Cllr Johns believes the development would be physically attached to it. The proposal would loom over the Arcade and the internal impact within Barton Arcade has not been considered by the applicant. This is likely to cause further harm to a key heritage asset.'*

Whilst the owners accept that the proposal will not be physically attached to Barton Arcade, it would harm the property's setting. There is an acknowledgement in the report about the impact but then the odd conclusion despite Historic England's concerns that this is negligible.

They are concerns about the height and its impact on the internal glazed arcade space. A CGI of the view from within the Barton Arcade with and

without the proposed building was provided in the initial letter of objection and the report does not investigate whether these views from within the Arcade have any bearing. There appears to have been no consideration within the report of the possible future uses of Barton Arcade and its roof space, which will be directly overlooked.

The proposal is significantly higher than Barton Arcade, and the dismissal of Historic England comments is worrying. There are nods to elements of Barton Arcade's architectural language but there are concerns about the height, bulk and scale. There appears to be no supporting viability information and why a more appropriate and lower scheme could not be constructed viably and with less harm/impact.

The proposal is to build 'hard up' to Barton Arcade with proposals for windows at all levels looking directly over the roofscape, and with grillage which will take in air from above Barton Arcade.

The office 24-hour use will impact on the amenity, privacy and quiet enjoyment of the Barton Arcade roof space, limiting possible future uses. It is asked that any windows within the first 5 storeys above the arcade roof be obscured for privacy and that they have the opportunity to consent to the materials and specifications to achieve a high level of privacy.

Barton Arcade comprises some retail shops with kitchens and extract systems which discharge at roof level. They would like no air to be taken from any grilles above Barton Arcade so that fumes do not enter the new development.

There is a lightwell for part of the boundary between the proposal and Barton Arcade. The proposal has windows into this lightwell which is owned by Barton Arcade but makes no contribution to it. These windows should be removed/obscured unless a corresponding 'set back' is provided to Speakers House.

The proposals have an impact on the setting of Barton Arcade and a separate Listed Building application focused on that change should be made. Has the impact of wind caused by the tall building been assessed with regards to the fragile nature of the Barton Arcade roof?

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 22 October 2020

Item No. 8

Application Number 126422/FO/2020 &
126423/LO/2020

Ward Deansgate Ward

Description and Address

Full planning permission and listed building consent for refurbishment and extension of existing office building to include elevational alterations and new two storey roof extension to provide additional office accommodation (Use Class B1) and external roof terrace with associated stair cores, change of use of existing restaurant (Use Class A3) at ground floor level to provide commercial floorspace (Use Classes A1, A3 and B1) and at first floor level to provide office accommodation (Use Class B1).

Cavendish House, Chapel Walks, Manchester, M2 1HN

1. Ward Members

A joint letter has been received from local Ward Members Councillor Jeavons and Councillor Johns who support the renovation and refurbishment of Cavendish House.

This wonderful building is an important part of our City Centre landscape. The opportunity to renovate the building to its original external state, replace the post war damaged roof patching and create an economically sustainable piece of real estate whilst offering support to an iconic Manchester institution, Sam's Chop House, cannot be missed.

We are also pleased to see that improvements to the immediate public realm would both offer improved local amenity but also animate a street that currently suffers from crime and anti-social behaviour.

Balancing the cost of a high quality renovation of a building with long term commercial sustainability is a challenge. We believe this is a good example of where this has been achieved.

2. Director of Planning – Further observations/comments

The issues raised above have been considered and addressed in the Committee Report. The recommendation of the Director of Planning remains to **APPROVE**.

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 22 October 2020

Item No. 9

Application Number 126308/FO/2020

Ward Deansgate Ward

Description and Address

The demolition of 2 to 4 Whitworth Street West and the construction of a mixed-use building, comprising flexible units for retail, food and drink use at ground floor level with a hotel at upper storeys, together with associated landscaping, servicing, cycle parking and other associated works.

2-4 Whitworth Street West, Manchester, M1 5WX

1. The Public/Local Opinions

Five further letters have been received from members of the public objecting to the application. The comments reflect those detailed in the report regarding the appearance of the proposal and the loss of two existing buildings.

In addition, an objection has been received from Councillor Jeavons on behalf of him and Councillor Johns raising concern about the loss of a number of buildings which have a unique feel and heritage. They do not accept that listing is the only determinant of importance. These Edwardian warehouses are prime examples of the variety and building texture offered in the area, and they are some of the last buildings that remind us all of the immediate history.

The proposal would impact on the setting of nearby listed and non-listed heritage assets including Deansgate Station, Lock 90, Lock 91 and the Castlefield Conservation Area which lies in the immediate west of the site. It would replace two distinct buildings with an almost off the shelf property incoherent with the surrounding neighbourhood and built to provide cheap accommodation to the night out in the city crowd.

They do not agree that significant public benefits outweighs the loss of the assets, It removes part of Manchester history and replaces it with some you could see anywhere.

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 22 October 2020

Item No. 10

Application Number 127696/FO/2020

Ward Chorlton Park
Ward

Description and Address

Erection of a 4 bedroom detached dwellinghouse with one-bedroom annexe, new access drive and associated car parking and landscaping

Land Adjacent No 20 Chorlton Villas, Hardy Lane, Manchester, M21 8DN

1. Applicant

The applicant has confirmed that they place an emphasis on low carbon, low energy and sustainability.

The property will have a marked improvement on building regulations and it is confirmed that they would carry out the following works on the property:

1. Triple glazed windows - this will work to improve the thermal performance of the house and to add acoustic benefits to the eventual homeowner.
2. Air source heat pumps - by utilising this technology the dwelling would have hot water and heating within the house that is both efficient and cheaper to run.
3. High levels of insulation - by maximising the insulation levels this would allow the dwelling to retain heat for longer therefore reducing the call for heat throughout the autumn, winter and spring months and would help to keep the home cool though the summer months as does the triple glazing and Mechanical Ventilation and Heat Recovery system.
4. A very good air tightness - by reducing the air leakage the movement of air and heat throughout the house can be controlled through the use of the MVHR system.
5. Photovoltaic panels - these would be positioned below the parapet line therefore being out of the line of sight reflecting the situation on the other properties on the Chorlton Villas development.
6. MVHR - by efficiently controlling the production of airflow and heat distribution around the house we can reduce the need for heat production and therefore reduce costs and carbon impacts. Added benefits are the ability to cool the house in the summer months with cool or ambient air.

7. The property would use passive house principles and would also be electric car charger enabled.
8. The supply chain will be sourced locally to lessen the distance travelled by vehicles to the site.

The applicant indicates that this would lead to a 50% improvement on building regulations and anticipate that following final testing would be expected to perform even better.

The applicant has also stated that they fully understand that in delivering a sustainable development it is incumbent on them to think about the delivery phase of the scheme. By using local contractors and material suppliers they acknowledge the carbon impact of the physical delivery of the scheme and therefore always strive to reduce the long term carbon footprint of the new home. It is there standard practice to follow the code as set out by Considerate Constructors and register all of our schemes with them. This demands certain criteria are met as to include health and well being of the contractors but also acknowledging the impact on the environment during the delivery phase.

2. Director of Planning

The confirmation of the sustainability measures to be incorporated into the development are welcomed. Should Committee be minded to approve this application a further condition of the approval is recommended that confirms delivery of the measures outline by the applicant.

The recommendation remains to **APPROVE** the application.