

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 20 January 2022

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 will be given orally.

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 20 January 2022

Item No. 7

Application Number 131314/FO/2021

Ward Deansgate Ward

Description and Address

Erection of a 17 storey building comprising office use (Use Class E(g)(i)) and flexible ground floor commercial units (Use Classes E(a), (b),(c) and sui generis '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. Third Parties

An objection has been received from Councillor Johns. He is grateful to residents and the applicant for trying to find a solution about residents' privacy concerns. The discussions were fair, honest, and collaborative; it would be of benefit to the city if more applicants engaged residents and their concerns directly in this way in future. Unfortunately, no options were sufficient to satisfy residents. The low-level fritted glazing would not sufficiently protect privacy. He supports the residents' objection, on the grounds of harm to amenity at No. 1 Deansgate, harm to nearby listed buildings and conservation areas, harm to townscape and harm by overdevelopment.

Impact on neighbouring residential property

- Separation distance of 16-18 metres is unacceptable considering the height of the proposal, with the sheer, tall elevation overbearing on residents of No.1 Deansgate.
- Overlooking into living spaces and privacy and the mitigation is not acceptable.
- loss of light.
- Harm to the dynamic façade of No.1 Deansgate.

Impact on listed buildings and conservation areas

- The Heritage Statement refers to St. Ann's Conservation Area, Parsonage Gardens Conservation area and 19 listed buildings.
- Considerable harm would be caused to surrounding heritage assets, including conservation areas. The proposal is overbearing, 'overly massive' and would 'introduce a dominant modern vertical element into a low-level building line.'
- Severe harm to Grade II* listed Barton Arcade and internal impact has not been considered by the applicant.
- Diminish the value of the Royal Exchange.
- Domineering when considering Police Street and the heritage assets nearby.

- Overbearing on the Parsonage Gardens Conservation Area.

Impact on townscape

- The proposal is overbearing and incongruous on the townscape.
- No.1 Deansgate and Beetham Tower provide 'bookends' to each end of Deansgate.
- The proposal is taller than No.1 Deansgate.
- The Townscape & Visual Impact Assessment contains errors.
- The Ramada (SRF) requires heights to be determined through contextual appraisals, which has not been appropriately completed in this instance.

Overdevelopment

- The scale/massing has not been justified for financial or economic viability.
- The irregular shape and massing amounts to overdevelopment.

Concerns over cited key benefits

- The economic context should reflect the current economic situation as a result of the COVID-19 pandemic (resultant recession, social distancing measures etc.)
- Can the 2015 Employment Density Guide be relied upon?
- Is £2.3m per annum of direct economic benefits is accurate
- Is £1.9m of local expenditure generation is accurate?
- Is there a demand for high-quality office space?

2. Director of Planning – Further comments/observations

These issues have been fully addressed in the printed report

**APPENDIX TO AGENDA
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Planning and Highways Committee 20 January 2022

Item No. 8

Application Number 132069/FO/2021

Ward Didsbury West
Ward

Description and Address

Temporary change of use of car parking area to form builders compound (installation of welfare unit, WCs, car parking spaces and storage area) for a period of 12 months to be used in connection with the redevelopment of the former Didsbury Police Station

Former Police Station Car Parking Area, Davenfield Grove, Manchester M20 2JN
220 6UA

1. Applicant/Agent

The applicant has submitted a supporting statement, the points raised are summarised below:

- The builder is doing his utmost to please everyone, keeping the noise to a minimum and also keeping this project moving forward as the quicker it's done the quicker the project is complete, the compound is no longer needed and the life for everyone on Davenfield Grove returns to normal. There will always be disruption of some kind and the builder is striving to keep this to a minimum.
- At the start of the project, the builder introduced himself to most of the neighbours, posted a welcome letter stating what is happening and reiterated a number of times that if they have a problem/issue with anything, to find him either in the site office or on the site itself and he will do everything in his power to sort it out.
- The project commenced 15th October, only 3 months and not 6 as mentioned. There is no work after 6pm
- Since commencing the build, we have hit hurdle after hurdle, being a site, which is enclosed to the sides with Boots & Barnardo's, the front being a very busy road with vehicles and pedestrians alike and the rear accessed only through a small ginnel of Davenfield Grove, this site has proved very difficult to load and unload debris/materials, making logistics a nightmare, but the builder has managed to deal with the demolition and we can now see a clearer road ahead converting and building.
- Being a commercial project Health & Safety rules and regulations are greater than is this was a domestic project. As a result, a Welfare cabin, site toilet, storage etc. has to be provided, the site obviously would not cater for this set up, but luckily the former police station had a car parking area some 40m from the site at the end of Davenfield Grove.

- Davenfield Grove does have many issues with parking, the street is extremely difficult for resident parking as on a daily basis and is often used by people working of visiting the Didsbury District Centre. Our contractors' vehicles staying all day, are either parked on the bays at the front of the building on Wilmslow Road or at the rear within the compound (which is already designated as a car parking area).
- If there has been a delivery or loading/unloading of materials and a neighbour has contacted the builder on site as a vehicle has caused some sort of disruption, the contractor and driver has moved the vehicle straight away and been more than accommodating to the residents. Any vehicle that may have blocked the street has only been there for 10-15 minutes maximum to allow for a delivery or loading of material. Over the past 2 weeks one of the houses on Davenfield Grove has been having renovation work which has resulted in 2 vans blocking the bottom half of the street completely all day, this seems to be acceptable with certain neighbours.
- As for the residents working from home, we fully understand they need a good environment to do this. But again, the loading and unloading of materials in and out of vehicles is not done any different to how it would be done in a main building yard. The materials and waste are hand loaded onto vehicles, at no time is any plant being used to load and unload anything.
- One of the residents who overlooks the site at the rear is working from home and the builder has spoken with her many times, having been concerned about any noise issues. She has said on both occasions she cannot hear anything other than the odd bang when the demolition was taking place, which is now all complete.
- The generator issue was addressed and dealt with at the very beginning of the project. It kicked in somehow through the evening and ran in the night-time. This has now been rectified by taking home the *deadman* switch each evening which makes it physically impossible for the generator to run without it.
- As for noise early in the mornings, no power tools or plant have been used before 7:30am.
- The height of the welfare and storage units are under 2.3m and are approximately 17m away from the habitable windows of some dwellings, this does not cause any over shadowing/dominance.
- As for the issues of ongoing deliveries for the materials needed on the job. I have implemented a new delivery system for the future and it is as follows. The delivery wagons now park in the service bay of Didsbury House (agreed with the solicitors Saleh's) to the right of the site (shown on the plan within the committee report) and loaded over the wall directly into our compound, therefore no blocking of cars or hindering any foot traffic. Deliveries arrive no earlier than 8am in the morning therefore making sure no one is disturbed to cause detrimental health issues as some comments are suggesting.
- None of the builders' vehicles ever obstruct Crossway or are left on this road, they use it for access only to the compound. There is no general waste or food and drinks left on the compound floor or around the site and street entrance, all the squatters belongings and old food trays etc that were left inside the building causing an issue with vermin etc. have all been disposed of.

2. Local Residents/Members of the Public

Local Residents – An additional letter of objection has been received, the points are summarised below:

- So far the proposal has caused disturbance to local residents, many of who are working from home. Building material has been left on pavements making it difficult for the elderly to pass
- Deliveries of building supplies should be done from the front of the old police station so as not to cause continued noise and distress to the residents of Davenfield Grove.

3. Ward Members

Councillor Hilal – The Ward Member has submitted the photographs at the end of this late representation to illustrate the alleged disturbance currently being experienced by local residents:

4. Director of Planning - Further observations/comments

It is acknowledged that there would be a certain amount of disruption associated with the site compound. However, given its size and the limited time it would be in place, it is not considered that the proposed compound would have an undue impact upon existing levels of residential and visual amenity, or upon existing levels of pedestrian and highway safety.

The recommendation remains one of **TEMPORARY APPROVAL**









