

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 17 February 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 have to be given orally.

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 17 February 2022

Item No. 6

Application Number 132429/FO/2021

Ward Deansgate Ward

Description and Address

Erection of four towers ranging from 39, 48, 55 and 60 storeys to form a mixed use development comprising 1950 residential apartments (Use Class C3a) and commercial uses (Use Classes E and Sui Generis: Drinking Establishment) (361 sqm) within the podium level together with public realm, car and cycle parking, access arrangements and highway works, and other associated works.

Two Parcels Of Land Known As "Trinity Islands" Bounded By The River Irwell, Regent Road, Water Street, Trinity Way And The Railway, Manchester M3 4JW

1. Public opinion

A further comment has been received from a member of the public that recommends separate waste shoots should be provided for mixed and recycling which significantly reduces the risk of contamination and will increase the level of recycling.

APPENDIX TO AGENDA (LATE REPRESENTATIONS)

Planning and Highways Committee 17 February 2022

Item No. 7

Application Number 131895/JO/2021

Ward Miles Platting &
Newton Heath Ward

Description and Address

Application to remove condition 44 (Affordable Housing) attached to planning permission ref: 125596/FO/20219

Coleshill Street, Manchester, M40 8HH

1. Consultees/Outside Bodies

Head of Development (Property) – Further comments have been received confirming that the Development Agreement is linked to the current approved planning permission, and 114 affordable units are to be delivered on land where the use is restricted to affordable housing.

2. Director of Planning - Further Observations

The scheme considered by Members of the Planning and Highways Committee on 24th September 2020 (application ref: 125596) would deliver 114 (28%) affordable housing units to comprise 36 Shared Ownership properties, 34 Affordable Rent properties and 44 Rent to Buy properties. This mix would be retained and secured within the Development Agreement.

The recommendation remains to MINDED TO APPROVE - subject to a legal agreement to the section 106 legal agreement relating to a mechanism to retest 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, and to pay an initial contribution of £300,000 prior to the commencement of development, towards the improvement of recreational facilities and/or sports facilities within the Miles Platting and Newton Heath Ward.