

**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 13 December 2018**

**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 Head 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** 13 December 2018

**Item No.** 5

**Application Number** 121270/00/2018

**Ward** Woodhouse Park  
Ward

### **Description and Address**

Outline application with all matters to be considered for development comprising: The erection of a 6 storey building comprising 26,803 sqm gross office floorspace (use class B1(a)) and erection of a 6 storey multi-storey car park to provide 1,147 parking spaces, landscaping and public realm, with vehicular access onto Enterprise Way and associated works (Phase 1); and, Outline application with all matters reserved for 39,673 sq. m gross office space (use class B1(a)) and associated car parking (maximum 832 spaces) (Phases 2 and 3)

Land To The North-east And South-west Of Enterprise Way; Bounded By Ringway Road West To The South; And Thaxted Walk, Roxholme Walk, The Rear Of 27-67 Lincombe Road And 2-8 Dentdale Walk To The North, Manchester

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### **1. Further modifications/comments of the Head of Planning**

Amendments are required to conditions 1, 2, 3, 4, 5 and to reflect the timescales for the phasing of development being brought forward across the site and the submitted phasing plan. This would enable an extended timescale for the submission of reserved matters applications. The applicant's agent has clarified that Phase 1 would, if granted planning permission, start on site in mid-2019 and has an estimated build period of 2.5 years. As such they are requesting a longer period to allow time to work up subsequent reserved matters applications. Given the scale of development proposed and timescales for implementing phase 1 an extended period to allow for the submission of reserved matters applications is considered acceptable in this instance.

An amendment is required to condition 30 in the printed report with regards to the submission and approval of a Bird Management Plan, this follows further clarification from the Aerodrome Safeguarding Officer who has indicated further information is required with regards to the frequency and timescales for rooftop gull monitoring, methods for preventing birds nesting on the rooftops of the buildings proposed and the use of rabbit proof fencing.

It is requested that any further minor amendments to the wording of any conditions is delegated to the Head of Planning in consultation with the Chair of Committee.

**APPENDIX TO AGENDA  
(LATE REPRESENTATIONS)**

**Planning and Highways Committee** 13 December 2018

**Item No.** 6

**Application Number** 121323/FO/2018

**Ward** Woodhouse Park  
Ward

**Description and Address**

Erection of: two 6 storey office buildings (Class B1(a) comprising 8,567 sqm of net internal floorspace in Plot E2 and 8,581 sqm of net internal floorspace in Plot E3) and ground floor commercial space (Class A1,A2,A3,A4,A5, B1(a) or D1 (excluding Places of Worship) uses only; 9 storey multi-storey car park (1,497 spaces) including 1,812 sqm of ground floor commercial space (Class A1-A5, B1(a) or D1 (excluding Places of Worship) uses only), pedestrian and vehicular access arrangements, temporary (5 years) surface level car parking (202 spaces) and associated infrastructure works including brook diversion and landscaping

Land Bounded By Enterprise Way To The North And West And The M56 To The South, Manchester

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**1. Further modifications/comments of the Head of Planning**

A correction is required to condition 2 to reflect the plan reference numbers of drawings submitted with the application.

It is requested that any further minor amendments to the wording of any conditions is delegated to the Head of Planning in consultation with the Chair of Committee.

**APPENDIX TO AGENDA  
(LATE REPRESENTATIONS)**

**Planning and Highways Committee** 13 December 2018

**Item No.** 7

**Application Number** 121695/FO/2018

**Ward** Didsbury East  
Ward

**Description and Address**

Erection of two, three storey detached dwellinghouses (six bedrooms) with associated landscaping and car parking following demolition

21 Didsbury Park, Manchester, M20 5LH

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**1. Applicant**

The applicant has withdrawn the application from consideration.

**APPENDIX TO AGENDA  
(LATE REPRESENTATIONS)**

**Planning and Highways Committee** 13 December 2018

**Item No.** 8

**Application Number** 120314/FU/2018

**Ward** Chorlton Ward

**Description and Address**

Change of use from shop (Class A1) to restaurant (Class A3)

456 Wilbraham Road, Manchester, M21 0AG

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**1. Applicant/Agent**

An amended drawing has been submitted showing an accessible toilet.

**2. Further Observations of the Head of Planning.**

The Amended plan is acceptable and the specified plans condition needs to be amended accordingly.

The development hereby approved shall be carried out in accordance with the following drawings and documents:  
2018-0112 rev B, 1.1 and 3.0

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

## APPENDIX TO AGENDA (LATE REPRESENTATIONS)

**Planning and Highways Committee** 13 December 2018

**Item No.** 10

**Application Number** 121462/FO/2018

**Ward** Deansgate Ward

### **Description and Address**

Erection of a ground plus sixteen storey building comprising commercial office (Use Class B1); hotel (Use Class C1); standalone flexible, commercial space across part of the ground and first floor (Use Classes A1 (Shops), A2 (Professional and Financial Services), A3 (Restaurants and Cafes), A4 (Drinking Establishments, B1 (offices), and D2(Gymnasium); flexible ancillary commercial and retail uses at ground and first floor (Use Class B1, A3, A4); basement car park, landscaping and associated works.

Plot 9A First Street, Medlock Street, Manchester

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### **1. Officers/Outside Bodies**

**Greater Manchester Police** – Have no objections and recommend a condition to reflect the recommendations set out in section four of the submitted Crime Impact Statement.

**Highway Services** – Have requested the following condition:

*Prior to the occupation of the development, a scheme of highway works, in order to provide an adequate pedestrian and vehicular environment in the vicinity of the application site, shall be submitted for approval in writing by the City Council, as Local Planning Authority.*

*For the avoidance of doubt this shall include the following:*

- a) *The tree planting along Medlock Street;*
- b) *The taxi drop-off bay on River Street;*
- c) *The signalised pedestrian crossing providing access across Medlock Street;*
- d) *The works to the adopted highway, including footway improvements.*

*The approved scheme shall be implemented and be in place prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ.*

*Reason -To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012)*

**Head of Regulatory and Enforcement Services (Environmental Health)** – Have advised that Condition 34 (Winter Gardens) can be amended to allow the playing of background music only given that the space is entirely enclosed.

## **2. Applicant/Agent**

The agent has provided comments on some conditions.

## **3. Head of Planning - Further Observations/Modifications to Conditions**

- a) The condition recommended by Greater Manchester Police has already been included.
- b) The condition recommended by Highway Services should be included.
- c) Condition 37 (Use Restriction) should be amended to read:

*The uses of the ground and first floor commercial unit hereby approved shall be limited to the following:*

*(a) any purpose in Class A1, Class A2, Class A3, Class A4 and Class B1a and:*

*(b) gymnasium use only and for no other purpose within Class D2: Of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any Statutory instrument revoking and re-enacting that Order.*

*Reason - For the avoidance of doubt and in the interests of the amenity of surrounding occupiers pursuant to policies DM1 and SP1 of the Unitary Development Plan for the City of Manchester and in accordance with the description detailed on the application form.*

This is to correct an error that referred to the basement floor.

- d) Condition 20 (Travel Plan) should be amended as requested to require separate travel plans for the separate uses. The condition would be worded as follows:

*Before first occupation of each part of the development, a Travel Plan including details of how the plan will be funded, implemented and monitored for effectiveness, shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to secure the objectives of the overall site's Travel Plan Strategy. Additionally, the strategy shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation remain effective. The results of the monitoring and review processes shall be submitted in writing to the local planning authority and any measures that are identified that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented. The Travel Plan shall be fully implemented, prior to first*

*occupation of the building, and shall be kept in operation at all times thereafter.*

*Reason - In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy.*

- e) Condition 34 (Winter Gardens) should be amended to read as follows to allow background music given that the area is fully enclosed:

*The winter gardens shall be limited to use by the office occupiers only and no amplified sound or music shall be played within these areas at any time.*

*Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.*



## APPENDIX TO AGENDA (LATE REPRESENTATIONS)

**Planning and Highways Committee** 13 December 2018

**Item No.** 11

**Application Number** 120635/FO/2018

**Ward** Deansgate Ward

### **Description and Address**

Part demolition and redevelopment and part retention and refurbishment of the former Hotspur Press Complex (Medlock Mill) to deliver 171 residential units (10 no. 1 bed, 1 person apartments, 49 no. 1 bed, 2 person apartments, 2 no. 2 bed, 3 person apartments and 110 no. 2 bed 4 person apartments) - Use Class C3, within refurbished mill space and 28 storey building (including two levels of basement), commercial floorspace (Use Classes A1 (shop), A2 (financial and professional services), A3 (restaurants and cafes), B1 (office), D1 (medical clinic, health centre, art gallery and museum only) and / or D2 (gymnasium or bowling alley only) together with servicing, access, landscaping including a new public space and pedestrian route between Gloucester Street and First Street, and other associated works.

Hotspur Press, 2 Gloucester Street, Manchester, M1 5QR

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### **1. Officers/Outside Bodies**

**Highway Services** – Have advised that a condition or informative is required regarding off site highway works regarding traffic regulation orders (for the loading bay, disabled bay facilities on Cambridge Street and the upgrade of the western footway of Gloucester Street from the southernmost point of the river bridge to the junction within Whitworth Street West) which would be undertaken through S278 agreement between MCC and the developer.

Paving materials would be agreed through Planning and the use of any non-standard materials would require a commuted fee to cover future maintenance. The proposal for a shared-surface loading bay and disabled parking place on Cambridge Street is not considered appropriate for this location and it is recommended that the new bay is incorporated within the carriageway.

### **2. Head of Planning - Further Observations/Modifications to Conditions**

The following additional condition is recommended:

*Details of the materials, including natural stone or other high quality materials to be used for the footpaths surrounding the site and for the areas between the pavement and the line of the proposed building shall be submitted to and approved in writing by the City Council as the local planning authority. Any works approved shall be implemented in full*

*within six months, or as otherwise agreed in writing by the local planning authority, of any part of the development first being occupied.*

*Reason - In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes and in accordance with policies EN3, CC10 and T1 of the Core Strategy.*

Condition 20 should be amended as follows:

*No part of the development shall be occupied unless and until one car parking space suitable for use by disabled persons has been provided. Full details of the location and design of this car parking space shall be submitted to and approved in writing by the City Council as local planning authority before the development is first occupied. This parking space shall be retained and permanently reserved for use by disabled persons.*

*Reason - To ensure that adequate provision is made for parking for disabled persons, pursuant to policies CC10 and DM1 of the City of Manchester Core Strategy.*

The following informative is recommended:

*The site lies within the city centre Controlled Parking Zone and it will be necessary for alterations to be made to the underpinning traffic regulation orders (for the loading bay, disabled bay facilities on Cambridge Street and the upgrade of the western footway of Gloucester Street from the southernmost point of the river bridge to the junction within Whitworth Street West) which would be undertaken through S278 agreement between MCC and the developer.*

## **APPENDIX TO AGENDA (LATE REPRESENTATIONS)**

**Planning and Highways Committee** 13 December 2018

**Item No.** 12

**Application Number** 121511/FO/2018

**Ward** Deansgate Ward

### **Description and Address**

Erection of two buildings comprising: 11 storey mixed use building (including ground and mezzanine) comprising workspace (Use Class B1), with retail uses at ground and mezzanine levels (Use Class A1/A2/A3/A4 and / or D2) and rooftop amenity spaces known as Manchester Goods Yard; and, a further 10 storey mixed use building (including ground) comprising workspace (Use Class B1), with retail uses at ground level (Use Class A1/A2/A3/A4 and / or D2) known as No.1 Grape Street, above two levels of basement parking for 391 cars and cycle storage, together with new public realm, landscaping, provision of external seating areas, access and other associated works.

Land Bounded By Water Street And The Victoria And Albert Marriott Hotel To The West, The Grade II Listed Bonded Warehouse & Railway Viaducts To the South, Atherton Street & Old Granada Studios To the East And Quay Street To the North.

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### **1. Officers/Outside Bodies**

Highway Services has commented on the application and recommended that full details of internal service road arrangements, including traffic calming, loading and pedestrian / cycle segregation be required by imposition of an additional condition. The applicant has agreed to this, and accordingly, the following condition is recommended.

The development hereby approved shall not commence, other than enabling works comprising demolition, piling and construction of the sub structure, unless and until a strategy for internal service road arrangements, including traffic calming, loading and pedestrian / cycle segregation has been submitted to and agreed in writing by the City Council as local planning authority.

Reason - To ensure the details of the development are acceptable in the interests of public and highway safety, pursuant to policy DM1 of the Core Strategy.

**APPENDIX TO AGENDA  
(LATE REPRESENTATIONS)**

**Planning and Highways Committee** 13 December 2018

**Item No.** 13

**Application Number** 121014/FO/2018 &  
121015/LO/2018

**Ward** Piccadilly Ward

**Description and Address**

Erection of 23 storey building (land at no. 14-16 Piccadilly) plus plant level and conversion of adjacent building (no. 12 Piccadilly) (basement to fourth floor) to create 356 bedroom hotel above ground floor breakfast room and lobby

And

LISTED BUILDING CONSENT for works associated with the erection of 23 storey building (land at no. 14-16 Piccadilly) plus plant level comprising conversion of 12 -14 Piccadilly (basement to fourth floor) to create 356 bedroom hotel above ground floor breakfast room and lobby.

12-16 Piccadilly, Manchester M1 3AN

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**1. Head of Planning - Further Observations**

The applicant has requested the applications be deferred for decision at a future Committee meeting.

## **APPENDIX TO AGENDA (LATE REPRESENTATIONS)**

**Planning and Highways Committee** 13 December 2018

**Item No.** 15

**Application Number** 121085/FO/2018

**Ward** Crumpsall Ward

### **Description and Address**

Proposed erection of a three-storey block comprising of 28 no. two bedroom apartments with associated car parking, boundary treatments, landscaping and external bin and cycle stores

Land to the Rear of Crumpsall Constitutional Club, Linn Street, Manchester, M8 5SN

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### **1. Local Residents**

1 further email of objection has been received against the application from a local resident. The comments made are that the proposed development will degrade the area with overcrowded housing which Crumpsall has enough of. Also, it states that the bowling green should be brought back as it was.

### **2. Officer Comments**

#### Description of Development

It has been noted that the description of development contains an error and should not include the word affordable. Therefore, the description of development has been changed to the following:

Proposed erection of a three-storey block comprising of 28 no. two bedroom apartments with associated car parking, boundary treatments, landscaping and external bin and cycle stores

#### Report Corrections

Corrections are required in the following sections:

'Landscaping and Boundary Treatment' - The report should read the planting of 13 new trees and not 12.

'Highways/Car Parking' - The report should read the provision of 28 cycle parking spaces and not 20.

#### Viability Assessment

Further information can be provided from within the Viability assessment submitted with the application. The City Council acknowledges and does not contest the land value given for the application site at £184,800. However, the Council considers that the Market Value (MV) of £140,000 adopted by the

applicant would appear to be low. Whilst there is a lack of new developments in the immediate vicinity for comparison purposes, there are new developments in the adjoining Blackley and Prestwich areas that can be used as a guideline. When allowing for the reduction in price between these areas and the Crumpsall ward, this suggests the MV for a housing unit would be higher than the £140,000 figure given for this site. The applicant has applied 10% for professional fees, whereas the Council consider a rate at 8% would be acceptable for a scheme of this nature.

### **3. Head of Planning - Further Observations**

The issues raised above have already been covered within the officer's report. Therefore, the recommendation of REFUSE still remains.