

**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 31 May 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** 31 May 2022

**Item No.** 5

**Application Number** 131344/FO/2021

**Ward** Levenshulme Ward

**Description and Address**

Installation of 7 x electric vehicle charging points, and 2 jet wash bays, together with related canopies, electricity substation and associated infrastructure

Shell UK Ltd, 1081 Stockport Road, Manchester

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**1 Director of Planning - Further Observations**

The section on Green and Blue Infrastructure of the report has not been printed in the circulated report, and is appended below, to enable this matter to be fully considered by Members.

Manchester's Great Outdoors – a Green and Blue Infrastructure Strategy for Manchester (2015)

Adopted in 2015, the vision for the strategy is that 'by 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods.

There are four objectives in order to achieve this vision:

1. Improve the quality and function of existing green and blue Infrastructure, to maximise the benefits it delivers.
2. Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth.
3. Improve connectivity and accessibility to green and blue infrastructure within the city and beyond.
4. Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment.

The revised proposal would ensure the retention of a significant proportion of the existing grassed area and would limit the loss of trees to, two goat willows, a wild cherry and a small group of silver birch. The scheme would also include the planting of four additional native trees within the area of grassland (2 no. silver birch and 2 no. cherry). This would broadly accord with the aspirations set out in the Green and Blue Infrastructure Strategy.

The recommendation remain to APPROVE the scheme, subject to the conditions set out in the report.

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

**Planning and Highways Committee** 31 May 2022

**Item No.** 6

**Application Number** 132489/FO/2021

**Ward** Piccadilly Ward

### **Description and Address**

Erection of a part-34, part-11, part 9 part 7 storey residential building above semi-basement level, with associated residents' amenity space including gym (Use Class C3) (comprising 485 dwellings), commercial space (Use Class E), basement car parking (47 spaces), cycle parking (485 spaces) landscaping, and other associated works

Land at Port Street, Manchester M1 2EQ

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### **1. Elected Members and The Public/Local Opinions**

Councillor Wheeler notes the increased contribution to offsite affordable housing. He considers that the applicants profit level should be set at 11% at a time of tremendous financial pressure on the people of Manchester. Recently approved residential schemes have had a lower profit.

Councillor Robinson notes that this is not in her ward (Ancoats and Beswick) but objects because of the impact on Ancoats Conservation Areas and height restrictions in that area. The development would have a domineering and adverse effect on the surrounding areas – in terms of loss of privacy, sunlight and impact on infrastructure. The tower will sit at least c. 20 storeys higher than other properties and the extra traffic and air pollution will add to Great Ancoats street.

It attached a further letter from the Royal Mills residents' group which raised one new issue relating to a shadow falling over the school entrance when pupils are leaving.

### **2. Director of Planning - Further Observations**

The issues raised by Councillors are fully addressed in the Report.

The BRE Guidance on Sunlight and Daylight Assessment states that sunlight in spaces between buildings is important and recommends that the availability of sunlight should be checked for spaces where people might dwell such as parks, playing fields, gardens and childrens' playgrounds. The use of a school entrance is transient and is not a space where pupils will dwell for any significant time.

**APPENDIX TO AGENDA  
(LATE REPRESENTATIONS)**

**Planning and Highways Committee** 31 May 2022

**Item No.** 7

**Application Number** 132626/FO/2022

**Ward** Piccadilly Ward

**Description and Address**

Erection of 15 storey building comprising 54 apartments (Use Class C3) with associated residential facilities (residents lounge and terrace and office space), 2 car parking spaces and 57 cycle parking spaces, landscaping, access and associated development.

Land at 48 Store St, Manchester, M1 2WA

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**1. Ward Members**

Councillor Wheeler believes that the proposal is a profoundly immoral vanity project that does nothing to address the needs of people on the social housing waiting list.

The affordable housing contribution of £125,000 does not comply with council policy. Other nearby developments have delivered 20% on site affordable housing at local housing allowance level or are predicted to deliver at a lower profit level than this development. It is therefore incorrect to argue that the scheme is not viable with the level of profit proposed.

There is no replacement for the 30 trees lost prior to submission which is wrong given the climate crisis and the limited access to green space in the City Centre.

**2. Director of Planning - Further Observations**

These issues are addressed in the Report. The 20% affordable housing at the Clarion and Canal and Rivers Trust site used grant funding from Homes England.

**APPENDIX TO AGENDA  
(LATE REPRESENTATIONS)**

**Planning and Highways Committee** 31 May 2022

**Item No.** 8

**Application Number** 130922/FO/2022

**Ward** Piccadilly Ward

**Description and Address**

Erection of a rooftop extension for use as a Bar (Sui Generis)

46 Canal Street, Manchester, M1 3WD

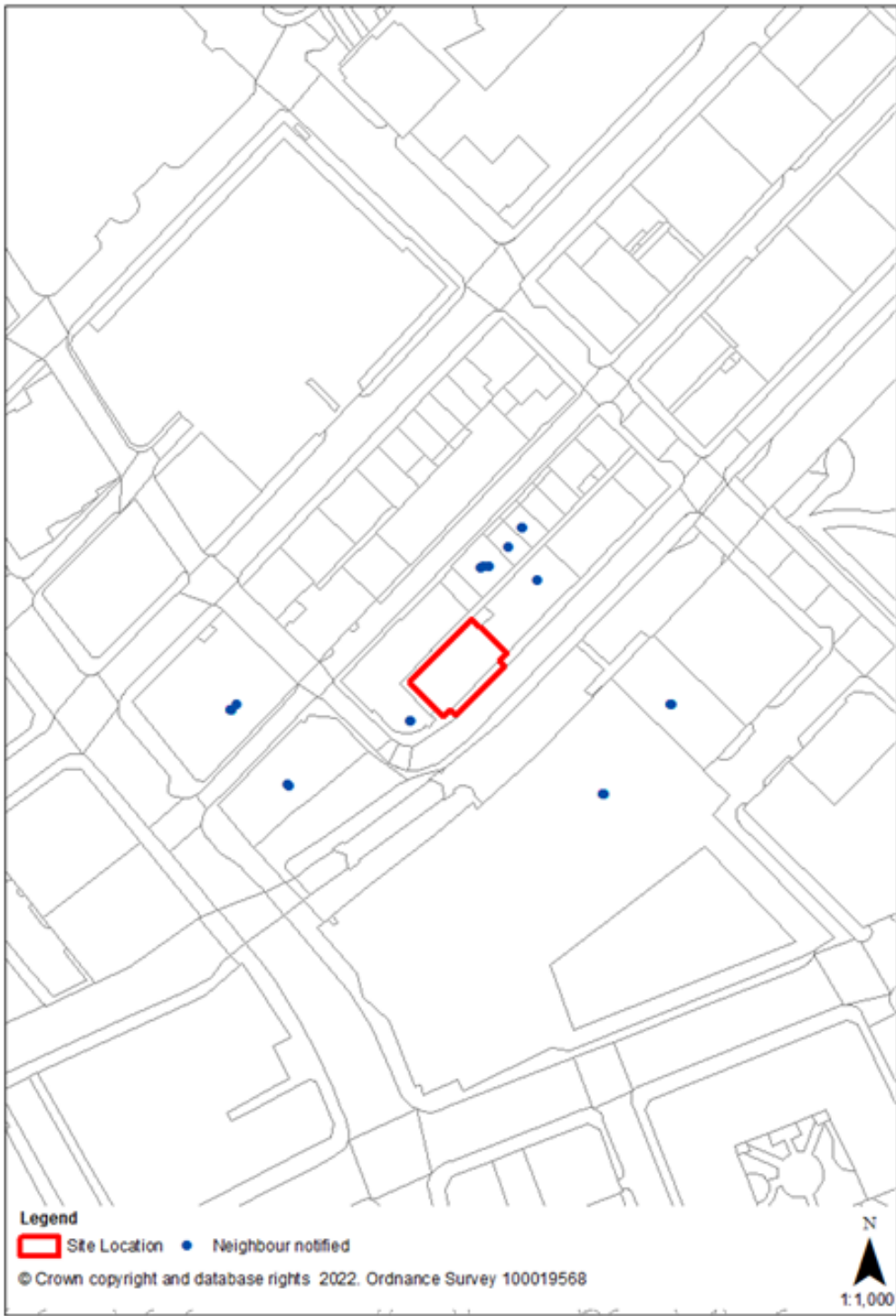
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**1. Ward Members**

Councillor Wheeler expressed support for the improvements to disabled access that the proposal would bring forward.

**2. Director of Planning – Further Observations**

Due to a technical issue, the map showing neighbour notifications was accidentally omitted from the original report. The map is shown below.



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

**Planning and Highways Committee** 31 May 2022

**Item No.** 9

**Application Number** 131859/FO/2021 &  
131860/LO/2021

**Ward** Deansgate Ward

### **Description and Address**

Full Planning Permission for the demolition of modern extension to Grade II Listed building, retention and refurbishment original Victorian facade, erection of commercial building (Use Class E) with landscaping, and other associated works.

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LISTED BUILDING CONSENT for the demolition of modern extension to Grade II Listed building, retention and refurbishment of original Victorian facade, erection of commercial building (Use Class E), re-instatement of the original entrance on 49 Spring Gardens, new structural bracing, abutment works to the adjacent Grade II\* Listed Estate Exchange, and other associated works.

50 Fountain Street, Manchester, M2 2AS

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### **1. The Public/Local Opinions**

3 further representations note that the proposal is out of touch and pays no relation to its neighbours and is too high. This would detrimentally affect amenity, the street scene and Victorian heritage, including by the loss of two mature trees and the open space in which they are planted.

The Grade II\* Listed Estate Exchange is one of the most important buildings in Fountain Street and Manchester. It is an outstanding work in the Venetian palazzo style of Thomas Worthington. The construction works would be damaging to the listed buildings and detrimentally affect access along Concert Lane.

The scheme is unnecessary since the existing modern building has architectural merit, serves a useful purpose by making full use of the site, without constituting an over-development of it and contributes harmoniously to the street scene.

### **2. Director Planning – Further Observations**

Due to a technical issue, the map showing neighbour notifications was accidentally omitted from the original report. The map is shown below.





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

**Planning and Highways Committee** 31 May 2022

**Item No.** 10

**Application Number** 130387/FO/2021

**Ward** Hulme Ward

### **Description and Address**

Erection of a part 9 part 13 storey purpose built student accommodation building comprising 261 bed spaces (7no. 8 bed clusters, 8no. 9 bed clusters, 4no. 10 bed clusters, 18no. three bed studios, 1no. two bed studio, 37no. studios (Sui Generis use class) with ancillary amenity space, a ground floor community hub (proposed for Use Classes F2(b), E(b), E(3), E(f)) and associated landscape works and infrastructure

The Former Gamecock Public House, Boundary Lane, Manchester, M15 6GE

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### **1. Member of Public**

A further 23 comments of objection have been received since the report to committee was publicised on the grounds that:

- The decision is a commercial one.
- The impact on the community due to more transient people living there, causing noise, disturbance, litter and anti-social behaviour, impacting on mental health.
- It is too close to Cooper House - 25 meters from windows. It will block out their sunlight and be overbearing.
- The scale and massing of the building is too high in respect of existing buildings and will take away our sky, be overdominant and cause overlooking. This is not the city centre. Loss of light impacts on mental health and residents will need to spend more on energy bills.
- The development would impact on the elderly, Hopton Court has been designated an over 55's retirement community. Data provided by Cornbrook Medical Practice show that residents are suffering from long term conditions and a high percentage are suffering from anxiety or depression. The shared garden is the only communal garden in the area and hosts community events, the development will block sunlight to these gardens.
- Disruption due to deliveries.
- Pressure on GP's and Dentists.
- Impact of the development on air quality, particularly having regard to those suffering from COPD.  
No onsite parking even for disabled provision.
- The site is on a riverbed and will cause flooding in a flood risk area.
- Should be a community facility or affordable housing.

- Impacts of construction on the elderly and the road network, impacting on highway safety.
- Will there still be access for fire crews into the area?
- The scheme does not improve on the scheme refused in 2012.

## **2. Applicant**

The applicant has provided a further statement into the use of the community hub as follows:

### Community Hub

The area denoted as a 'Community Hub' is to be made available for use by and for the benefit of the local community for as long as the site remains in use as Purpose Build Student Accommodation.

It is the developer's intention that the Community Hub can be used to promote community wellbeing within Hulme through creating a varied programme of events throughout the year. The developer proposes a management and operation plan for the Community Hub which achieves this.

The document outlines the headline terms of the Community Hub's use and access. The owner of the site and operator of the proposed development will operate and manage the Community Hub in accordance with these terms:

- 1) The Community Hub will be available for hire by any Hulme based community group or charity on a free of charge basis, subject to the developer/owner's approval.
- 2) The developer/operator/owner will appoint an individual who will act as the liaison between the development and the local community and whose role it will be to ensure effective and productive use of the Community Hub for the benefit of the Hulme community. This will include, but not be limited to, promoting and raising awareness of the Community Hub and its availability; advising residents how they may be able to make best use of the Community Hub; engaging Hulme based organisations to promote the use of the Community Hub and its availability particularly amongst residents for whom English may not be a first language
- 3) The appointed individual will be responsible for curating events and activities within the Community Hub which are accessible to the community in consultation with local community groups and charities. Such events will be held at least once per month, with a programme to be agreed in consultation with community groups and charities.
- 4) Within six months of the completion of the development, the developer/owner shall seek to establish a 'Community Hub Management Group', comprising a representative of the developer/owner, two local residents, two representatives of local community groups and a local Councillor or representative of the City Council. The role of the Group will be to advise on the use, accessibility and management of the Community Hub to optimise its productive use

- 5) The Community Hub will only be available on a pre-booked basis and access will be at the discretion of the hirer.
- 6) The Community Hub will only be used for other purposes (private hire on a fee-paying basis) if no more than 2 weeks prior to the hire date, the Community Hub has not been booked for use by a Hulme based community group or charity
- 7) The maintenance and upkeep of the Community Hub will be the responsibility of the developer/owner.

### Gym

In addition to the Community Hub, the developer/owner will make the residents gym within the development available for use by the local community during set hours to be agreed.

### Employment and training

The developer is committed to maximising local benefits from the construction process including through job creation and training. To this end, a series of activities are proposed as part of the construction process including:

- Engaging with local charities/schools/colleges to present opportunities/career paths in real estate and related subjects
- Engaging with local charities/schools/colleges etc to invite to site during construction to explain/demonstrate the process
- Collaboration between registered traineeships and apprenticeships and the developer regarding recruitment opportunities on site
- Opportunities for work experience at the completed development

The developer proposed that the above commitments would form part of the submission made to satisfy a 'Local Labour Proposal' condition.

The applicant has also made comment and suggested alterations to the conditions of approval recommended in the original report to committee.

### **3. Director of Planning**

The issues raised by residents have been addressed in the original report to Planning and Highways Committee.

The further information submitted by the agent with regards to the use of the community hub is welcomed and could be secured under the currently recommended conditions for Local Labour and Community Access.

With regards to the comments on the conditions requested alterations are not accepted to Condition 3 (Materials), 5 (Local Labour), 9 (Contaminated land), 10 (Construction Management Plan), 11 (Fumes and Vapours), 13 (External Lighting), 32 (Community Access Agreement).

The following alteration is accepted, and the following replacement condition is recommended:

16. a) Before above ground works take place a scheme for acoustically insulating the proposed residential accommodation against noise from nearby busy roads and any other nearby significant noise sources shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved:

Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB L<sub>Amax,F</sub> by more than 15 times)

Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

Gardens and terraces (daytime) 55 dB LAeq

b) Prior to first occupation of the residential units, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

The recommendation of the Director of Planning is to **APPROVE**.

**APPENDIX TO AGENDA  
(LATE REPRESENTATIONS)**

**Planning and Highways Committee** 31 May 2022

**Item No.** 11

**Application Number** 132530/FO/2021

**Ward** Old Moat Ward

**Description and Address**

Change of use of ground floor from Hairdressing Salon to Bar/Restaurant (sui generis) together with single-storey rear extension, installation of extraction flue and creation of external seating areas

320 Wilmslow Road, Manchester, M14 6XQ

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**1. South-East Fallowfield Residents' Group**

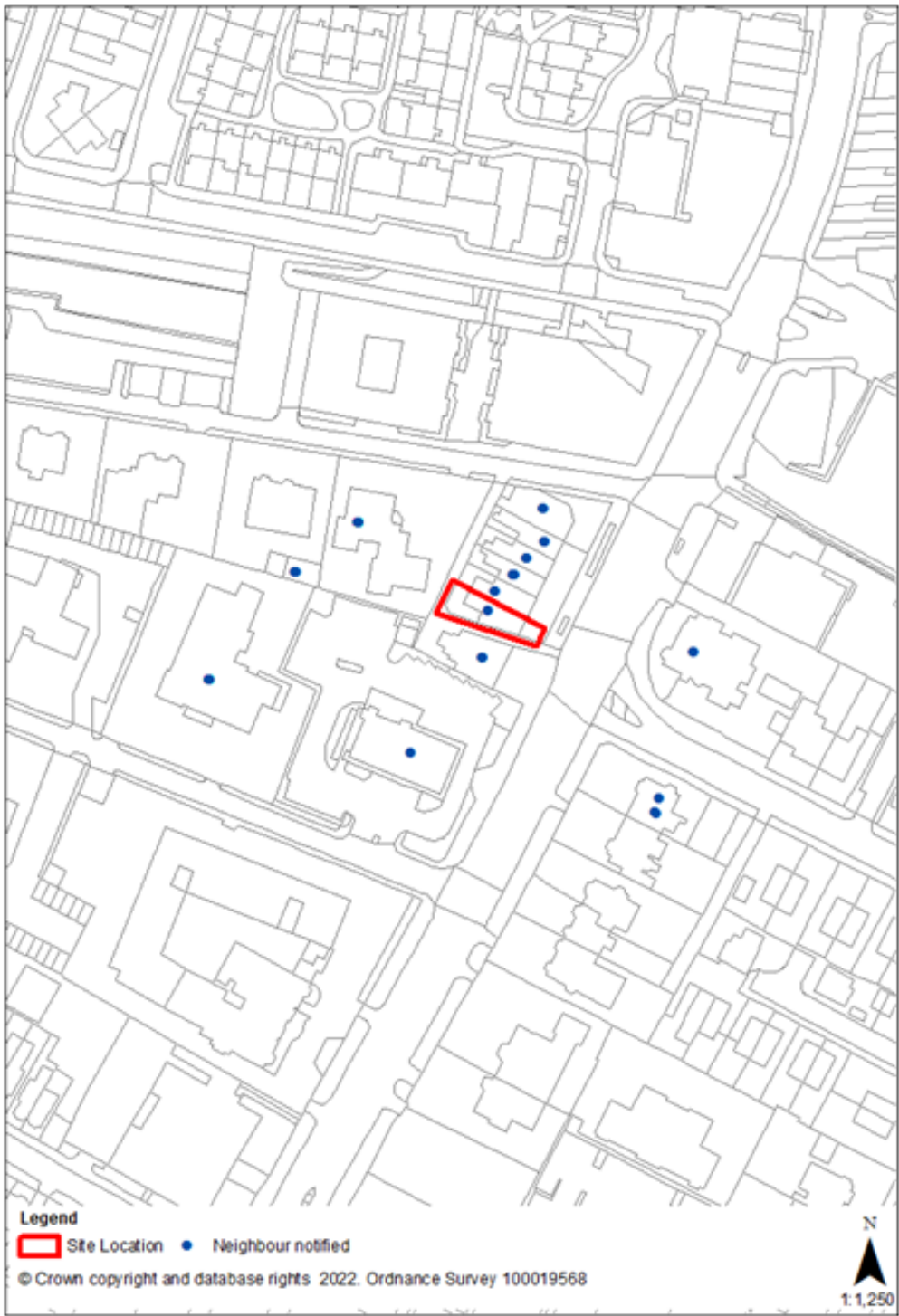
A further 1 comment in objection has been received since the report to committee was publicised, on the grounds that:

- All residents' comments are valuable.
- Need a well-balanced high street.
- The application is counter to MCC's core strategy (SP1).
- A cafe/bar in this location, at this time, will not add to the diversity of our high street.
- The Core Strategy is still valid.
- Issues in this area still exist and need careful attention.
- 'Well balanced' and 'sustainable neighbourhoods' creates a happy, integrated community.

**2. Director of Planning**

Due to a technical issue, the map showing neighbour notifications was accidentally omitted from the original report. The map is shown below.

The recommendation of the Director of Planning is to **APPROVE**



**APPENDIX TO AGENDA  
(LATE REPRESENTATIONS)**

**Planning and Highways Committee** 31 May 2022

**Item No.** 12

**Application Number** 133030/FO/2022

**Ward** Didsbury West  
Ward

**Description and Address**

Erection of two no. part 2/part 3 storey semi-detached dwellings, with associated car parking and landscaping

Land to the South of Cavendish Road, Manchester

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**1. Director of Planning**

Clarifications and corrections are required to the printed report.

The Executive Summary states that the site was not accessible from Cavendish Road. As is demonstrated in the historic plan set below the Executive summary within the report, the site was accessible from Cavendish Road when it was part of the larger Former Withington Hospital Site. The fence currently present at the end of the access road was erected sometime after the residential redevelopment of the areas to the south and west.

Within the policy section 'Relevant National Policy' the report should read:

“Section 5 (Delivering a sufficient supply of homes) – The proposals would provide 2 new houses within a sustainable location”.

Due to a technical issue, an incorrect map of neighbour notifications was included within the original report. The correct map is shown below.

The recommendation of the Director of Planning remains to **APPROVE** the application.



