

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 30 June 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 30 June 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.

The Public/Local Opinions

An additional objection has been received. This doesn't raise any new planning issues that are not covered in the Report. They don't believe that more luxury accommodation is required and consider this development to be an overly expensive monolithic example of corporate greed which cannot be afforded by Manchester residents and is likely to remain vacant for months at a time. They believe that the City Centre is amazingly affordable but that developments like this will change it. This part of Piccadilly is an amazing green pocket of Manchester's City Centre, where you can still hear birds sing, and where people tend quietly to lush green gardens out of the windows of their low-rise apartments, and this hideous tower will disrupt this.

Head of Planning

The planning issues raised in this objection are addressed fully in the Committee Report.

Below are images of the previous approvals and that now proposed



Concept visual



Concept visual

Previous approval 2006 and 2016 (9 and 13 storeys)



**Proposed 2022
APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Application Number 133465/FO/2022 &
133466/LO/2022

Ward Whalley Range
Ward

Description and Address

Retention of temporary marquee for 3 years and Listed Building Consent for the retention of temporary marquee for 3 years

British Muslim Heritage Centre, College Road, Manchester, M16 8BP

1. Members of the public

74 letters have been submitted in support of the application stating:

They write to give their support stating that it has been demonstrated that the marquee, associated car park and access arrangement have not detracted from the character of the surroundings. That no important trees or hedgerows have been affected by the presence of the marquee. That retained walls have helped to preserve the amenity of nearby residential properties.

The letter goes onto state that the marquee has brought many positive uses which have benefitted the local community and the local area in Whalley Range: -

1. Increased natural surveillance of the area and has deterred anti-social behaviour
2. The principle of a marquee in this location has become wholly acceptable
3. The marquee is a well-established venue for community functions
4. The marquee is well supported by the local community
5. The marquee is regularly used a place of worship
6. People attend the marquee on foot or by cycling, thus it is good for the environment
7. The marquee accommodated men, women, children, and those with disabilities
8. The marquee is unlike any other facility in the area.

They respectfully request that planning permission be extended.

2. Director of Planning – further observations / modifications to conditions

In response to the letters of support submitted it must be noted that it is the considered position that consent has only previously been granted for a temporary period only as the structure itself is of a temporary nature and not considered to be appropriate for long-term or permanent use. The Centre have confirmed that the structure is only needed for a temporary period to

draw up a permanent proposal for the site which could incorporate a function space.

In response to concerns raised by neighbouring residents it is considered appropriate to require additions to the submitted management strategy that add further control in relation to no idling or revving of engines when within the site. This would be to the benefit of the amenity of surrounding residential property who have referenced noise from vehicles, this would also be of benefit having regard to a reduction in emissions from vehicles and the impact on localized air quality and climate change.

The enhanced management strategy would also place a requirement on the Centre to provide verification of training for security staff, including evidence of specific training with regards to anti-social behaviour and the use of appropriate equipment such as earpieces for communication.

As such it is recommended that Condition 4 contained within the original report is replaced with a condition to read as follows:

Notwithstanding the details contained within the submitted events management strategy, an enhanced events management strategy, to include further requirements in relation to the idling and revving of engines of vehicles within the site and verification of training for security staff shall be submitted to and approved in writing by the local planning authority within 28 days of the date of this permission. The approved events management strategy shall be implemented and shall remain whilst the use or development is in operation.

Reason - To ensure a satisfactory development and in the interests of amenity and traffic safety pursuant to Policies SP1, EN3 and DM1 of the Core Strategy and saved Policy DC18.1 of the Unitary Development Plan for the City of Manchester.

The recommendation of the Director of Planning is to **APPROVE** planning permission and listed building consent.