

**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 22 September 2022**

**This document contains a summary of any objections or other relevant representations received since the preparation of the published agenda. Where possible, it will also contain the Director of Planning, Building Control & Licensing's own brief comment.**

## APPENDIX TO AGENDA (LATE REPRESENTATIONS)

**Planning and Highways Committee** 22 September 2022

**Item No.** 5

**Application Number** 133148/FO/2022

**Ward** Charlestown Ward

### **Description and Address**

Erection of a retail foodstore (Class E) with new vehicular access / egress to Victoria Avenue East, new internal vehicular access road, car parking, servicing area, and hard and soft landscaping, following demolition of existing structures, alongside the creation of a new vehicular access and egress for the adjacent sports facility.

The Imperial Lounge, Victoria Avenue East, Manchester, M9 7HW

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### **1. Applicant/Agent**

The applicant has submitted a slightly amended drawing to highlight the site access and staggered pedestrian crossing provision and a requested an amendment to condition 26 (off site highway works) so that reference is made to this amended drawing. There is no change to the proposed arrangement.

The drawing provides clarification and annotation as to extent of the off-site highway works proposed, which will inform the context of a separate s.278 agreement.

The condition has been amended accordingly and now reads:

*26) Prior to the commencement of above ground works, full details of all necessary off-site highway works in accordance with the works detailed in drawing 562-01/GA-01 Rev D, to be implemented via a S.278 agreement, shall be submitted to and approved in writing by the City Council as Local Planning Authority and be implemented in accordance with a timescale to be agreed by the City Council as Local Planning Authority. Such works should include:*

- Closure of the existing vehicular access off Victoria Avenue East and reinstatement of full height kerbs and footway;*
- Provision of new site access in the form of T junction along with associated road markings, road reconfiguration and right turn bay along Victoria Avenue East;*
- Provision of a Signalised pedestrian crossing on Victoria Avenue East;*
- Extension of existing pedestrian guardrail;*

- *Provision of a staggered Puffin crossing on Victoria Avenue East;*
- *Provision of traffic monitoring CCTV at Greengate roundabout in accordance with the information contained in the CRA Transport Assessment (ref: 562-01/TA01 dated 16th November 2021);*
- *Reinstatement of footway for any redundant vehicular crossovers;*

*The development shall not be occupied until all the necessary off-site highway works have an agreed timescale for implementation.*

*Reason - To encourage walking to the site and in the interests of highway safety, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy.*

## **2. Local Residents/Occupiers**

A further 11 letters of support have been received via a strategic PR consultancy. It is believed that the proposed store will be an asset to the local community. Support is expressed in relation to job creation, local shopping choice/convenience and the redevelopment representing a better use of the land.

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

**Planning and Highways Committee** 22 September 2022

**Item No.** 6

**Application Number** 133700/FO/2022

**Ward** Miles Platting &  
Newton Heath  
Ward

### **Description and Address**

Application for development comprising 378 dwellings (134 apartments and 244 houses) (Use Class C3) and a new community building with ground floor commercial floorspace (up to 671 sq.m) (Use Classes E, F1 and F2), all with associated car parking, highways, landscaping, community park and pocket park, and other associated works, with all matters to be considered; together with an outline application with all matters reserved except for means of access, for a new secondary school (Use Class F1), with associated car parking, highways arrangements, landscaping and other associated works, and the erection of up to 338 dwellings (Use Class C3), with associated car parking, highways, landscaping and new public realm creation, and other associated works.

Former Jacksons Brickworks Site, Ten Acres Lane, Manchester

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### **1. Ward Members**

An email has been received from Councillor Grimshaw advising that if Hallam Road is to be used as a thoroughfare to the site, he wishes to object to this, as he is concerned that the use of Hallam Road for access would impact on the problems local residents already experience with traffic, and this road being used as a drop off point for the primary school.

### **2. Consultees/Outside Bodies**

GMEU have provided updated comments. They had previously advised that a historic flagstone wall should be subject to detailed recording, but it now transpires this lies beyond the boundary of the application site. They also recommended initially that a scheme of trial trenching should be carried out. However, given the extent of landfilling activities that has occurred across much of the site, they now recommend a watching brief during development ground works would be a more appropriate course of action. They request that be secured via a condition attached to planning consent and carried out in accordance with a Written Scheme of Investigation (WSI).

### **3. Applicant/Agent**

The planning agent has forwarded updated ground floor plans for the blocks of apartments to show 100% cycle storage provision. A further phasing plan has also been received which subdivides the detailed Phase 1 element of the development into 3 sub- phases (plan ref: 2490-PLA-00-00-DR-U-0064 rev. P4- Phasing Plan) received 12<sup>th</sup> September 2022.

#### **4 Director of Planning - Further Observations/Modifications to Conditions**

To assist Members of the committee, the visual images below are of the location of the proposed pedestrian access route from Hallam Road, with the first image before the clearance of the development site, and the second image taken after the removal of the vegetation in association with the approved site remediation works.





Due to the level of development proposed within Phase 1 it is acknowledged that a further subdivision of the area forming Phase 1 is needed in order to progress any discharge of conditions, if the scheme were to be supported. The receipt of the plan splitting the detailed Phase 1 element of the development into 3 sub- phases will mean that the conditions relating to the detailed element of the development need minor re-phasing to take account of this.

Furthermore, the phasing plan condition (no. 3) needs to make reference Phasing Plan 2490-PLA-00-00-DR-U-0064 rev. P4 received 12 September 2022.

The specified plans condition (no. 2) needs to make reference to plan refs:  
GA Plans Apartment Block A plan ref: 32576 A-P11-001 rev. P3;  
GA Plans Apartment Block B Ground and first floor plan ref: 32576 A-P11-002 rev. P3;  
GA Plans Apartment Block C plan ref: 32576 A-P11-004 rev. P3;  
GA Plans Apartment Block D Ground and 1st floor plan ref: 32576 A-P11-0010 rev. P3; received 14 September 2022.

In addition, it is recommended that the condition for each phase of development relating to the submission of a Written Scheme of Investigation in regard to Archaeological works, are revised in accordance with the updated comments received from GMAAS.

It is also proposed to revise the wording of the condition relating to the submission of a detailed construction management plan for each element of the scheme (both detailed and outline), so that where reference is made to the routing of construction traffic to be submitted for consideration, there is a requirement that there shall be no construction related traffic accessing the site from Hallam Road at any time, for clarity.

The conditions will therefore be reworded in accordance with the recommendations set out above.

The development includes a pedestrian link from Hallam Road, in order to enable connectivity between the proposed and existing housing in the locality. Although the school proposal lies within the outline part of the proposed development, it is the case that the school would have dedicated drop of and pick up facilities as part of the details to be brought forward. The pedestrian link would allow access from bus stops on Briscoe Lane, as well as access in the other direction and for children living in the proposed housing to be able to access the existing primary school and nursery.

The recommendation remains MINDED TO APPROVE subject to a legal agreement in respect of a reconciliation clause.