

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 20 October 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 20 October 2022

Item No. 6

Application Number 130387/FO/2021

Ward Hulme Ward

Description and Address

Erection of a part 7, part 11 storey purpose built student accommodation building comprising 197 bed spaces (56no. studios, 14 no. threedios, 10 no. cluster units (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

1. Elected Members

Councillor Annette Wright and Councillor Lee-Ann Igbon object to the application for the reasons the Committee were Minded to Refuse the earlier associated application, in whole or in part.

2. Member of Public

A further objection has been received from a member of the public on the grounds that they believe that the scheme still constitutes overdevelopment of the land. They do not believe that students are being accommodated in far away towns and cities. They believe that the council should plan for local people in Hulme rather than working as partners to the University which serves the global elite. The site should accommodate 3 or 4 storey development to provide extra care. The council should utilise its CPO powers.

3. Director of Planning, Building Control & Licensing

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

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

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 20 October 2022

Item No. 9

Application Number 133576/FO/2022

Ward Northenden Ward

Description and Address

Erection of 20 no. two storey residential dwellinghouses with associated car parking, landscaping, boundary treatments following the demolition of the existing building

Oakwood Resource Centre, 177 Longley Lane, Manchester, M22 4HY

1. Applicant/Agent

The applicant has submitted a revised layout plan that shows 10 replacements trees are to be planted.

In addition, they have confirmed that the front boundary treatment would consist solely of semi-mature hedging and that there would no gate/gate posts to the driveways.

2. Director of Planning, Building Control and Licensing - Further observations and comments

The additional trees planting is welcomed and condition no. 2 is to be amended as follows following receipt of the revised drawings:

2) The development hereby approved shall be carried out in accordance with the following drawings:

- a) P-00A, stamped as received on 25 May 2022*
- b) P-01C, stamped as received on 14 October 2022*
- c) P-02A to P-04A, stamped as received on 25 May 2022*
- d) P-05A, stamped as received on 21 April 2022*
- e) P-06B, stamped as received on 14 October 2022*
- f) P-07 and P-08, stamped as received on 25 May 2022*

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

As the details of replacement trees are still required it is proposed to vary condition no. 6 to read as follows:

6) Prior to the commencement of above ground works, a hard and soft landscaping treatment scheme shall be submitted to and be approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the construction work have been completed. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy.

In terms of the boundary treatment, it is considered that further work is needed on the final finish and for that reason, an additional condition is suggested:

20) Prior to the commencement of above ground works, detailed drawings of the front boundary treatment shall be submitted to and be approved in writing by the City Council as local planning authority. The approved scheme shall be implemented prior to the occupation of the development hereby approved.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy.

The condition relating to electric vehicle charging was omitted in error and so is now proposed as condition no. 21:

21) Above-ground construction works shall not commence until details of the electric vehicle charging systems to be installed on the development have been submitted to and approved by the City Council as Local Planning Authority. The approved charging systems shall then be installed in accordance with a timetable to be agreed with the City Council as Local Planning Authority.

Reason - To promote sustainable development and in the interests of residential amenity, pursuant to Policies DM1 and EN16 in the Manchester Core Strategy (2012).

The recommendation remains unchanged: **APPROVE**