

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 19 January 2023

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 19 January 2023

Item No. 7

Application Number 135235/FO/2022

Ward Didsbury West
Ward

Description and Address

Erection of a Part 8 and Part 6 storey building to form 76 no. residential apartments (Class C3) with ground floor medical centre use (Class E(e)) with associated car parking provided on a two tiered decked car park, landscaping and infrastructure

Vacant Site Bound By The Boulevard, The Avenue, Didsbury High School
And Existing Properties On Clearwater Drive, Manchester

1. Further residents' comments

One further objection has been received from a local resident, this raises similar issues to those that are set out and considered within the published Committee report.

2. Further consultee comments

MCC Neighbourhood Services (Arboriculture) – Have no objections to the proposals and are satisfied with the additional planting proposals for the site.

MCC Highway Services – Have confirmed that the applicants submitted Travel Plan can be approved.

3. Director of Planning – Further observations / modifications to conditions

The issue of when the applicants traffic survey was undertaken is set out on page 209 of the printed report. The City Council is fully aware of the pressures from car parking taking place, including the dropping off of school pupils occurring in the area in term time. These matters have been fully taken into account in the assessment of the proposals and the recommendations and relevant conditions that are proposed.

In response to the confirmation that the submitted Travel Plan can be approved an amendment is required to the proposed condition 16 in the printed report. The proposed amendment is as follows:

- 16) The development shall be carried out in accordance with the approved Travel Plan as set out in condition 2 of this decision.

In this condition a Travel Plan means a document which includes:

- i. the measures proposed to be taken to reduce dependency on the private car by those residing, visiting and working in the development
- ii. a commitment to surveying the travel patterns of residents during the first three months of use of the development and thereafter from time to time
- iii. mechanisms for the implementation of the measures to reduce dependency on the private car
- iv. measures for the delivery of specified travel plan services
- v. measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

A further condition is recommended to ensure an adequate privacy screen is provided to a fourth floor balcony located on the southern elevation of the building to prevent overlooking of adjacent properties.

Prior to first occupation of unit number 48 as identified on the approved drawing reference 8845-BA-XX-04-DR-A- (04)106-Rev P05 details of a privacy screen to the south facing external amenity area shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be installed prior to the first occupation and retained in situ whilst the unit is in use.

An amendment is also required to condition 12 to ensure that the approved screen to the car park is retained whilst the car park is in use.

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