

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 27th July 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 27th July 2023

Item No. 6

Application Number 135544/FO/2022 and
135545/LO/2022

Ward Moss Side

Description and Address

Erection of part nine, part eight, part seven storeys building for use as purpose-built student accommodation and conversion of 466-468 to purpose built student accommodation use with link, associated landscaping, access and cycle parking following demolition of 470 - 472 Moss Lane East, Manchester, M14 4PJ.

Listed Building Consent application for internal and external alterations and extension, in the form of a link building to 466 to 468 Moss Lane East to facilitate its conversion to purpose-built student accommodation at 466 - 472 Moss Lane East, Manchester, M14 4PJ.

1. Applicant

The applicant would like to set out some additional commitments which they believe will help address local concerns expressed around the development's impact on the community. These will include commitments around local litter picking and community liaison. They propose a condition which requires a 'community benefit scheme' or equivalent to be developed for submission and approval by the Council.

The applicant also commits to including clauses within the tenancy agreement which prevents occupants from owning cars (with the exception of disabled occupants) and from being able to apply for local parking permits.

The applicant has resolved to offer 20% of the bedspaces at a 20% discount on their base market value and to make these rooms available on this basis.

2. Director of Planning

The uplift of the offer of 20% affordable units from 10% is welcomed.

The recommendation of the Director of Planning is Minded to Approve subject to a legal agreement containing affordable rent obligations for up to 20% of all bed spaces being advertised as being below market rent level in each academic year, subject to the imposition of the following condition:

Prior to first occupation, a management, community benefit and engagement plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include, but not be limited, the following:

- The appointment of a designated person to manage communications and engagement with the local community.
- Details for on-site management to allow 24/7 contact between the local community should issues arise.
- Details of the formal complaints procedure and how issues will be managed.
- Details of operational security measures
- A strategy for proactive engagement with the local community including dedicated drop-in sessions to discuss local issues.
- A strategy for contributing to local environmental improvements and initiatives.
- A litter picking strategy covering the vicinity of the site.

Reason - In the interest of managing the impact of the development pursuant to policy DM1 of the Manchester Core Strategy.

APPENDIX TO AGENDA (LATE REPRESENTATIONS)

Planning and Highways Committee 27th July 2023

Item No. 7

Application Number 136721/FO/2023

Ward Higher Blackley

Description and Address

Erection of 14 x 3 storey semi-detached houses and 2 blocks of 2 storey apartments containing 8 flats in total (Class C3) with associated car parking, landscaping, regrading of ground levels and boundary treatment at the Site of Former Day Nursery, Longhurst Road, Manchester

1. Applicant/Agent

The planning agent has forwarded updated plans with minor amendments in relation to the matters set out below.

- Repositioning of houses accommodate 6m long parking bays
- Finalised details of external ground and building levels
- Relocation of the apartment cycle store to rear of Block 1 in accordance with secure by design officers' recommendations.
- Bin store moved forward to ensure location is a maximum distance of 10m from Longhurst Road
- Low walls with railings above, and pedestrian gates added to front gardens.
- Note about obscure windows amended within Design and Access Statement and annotation referenced on Apartment plans -1b 2p Type A plan ref: 20 -043 -BSA- 1020 rev. H

2. Consultees

Greater Manchester Ecology Unit – Have noted the content of the updated ecological report (which includes the findings of two further bats surveys of the willow tree, which had been identified as having moderate bat roosting potential and which is proposed to be removed).

They advise that no evidence of bats roosting in the Willow tree was recorded following surveys at an optimal time of year, and that no further information or measures are required. Furthermore, that all their other previous recommendations remain unchanged.

Environmental Health- The Contaminated Land Section has received a copy of the following reports:

- Phase 1 Preliminary Risk Assessment, Longhurst Road, Curtins, Reference: 077873-CUR-00-XX-RP-GE-005, Revision V01, 27 April 2021.
- Geotechnical Interpretative Report, Longhurst Road, Pell Frischmann, Reference: 106240-PEL-GEN-XX-RP-D-0002, Dated: April 2023.
- Generic Quantitative Risk Assessment, Longhurst Road Pell Frischmann, Reference: 106240-PEF-XX-XX-RP-GG-600001_P01 GQRA LONGHURST ROAD, Dated: 3 May 2023.

Whilst the desk study information was found to be adequate, further information is required, as detailed below, before the recommended contaminated land condition could be discharged.

The supporting factual report needs to be provided, together with further site investigations, a further risk assessment in relation to potable water pipes, borehole logs, soil chemical testing results and gas monitoring data/calibration certificates and a detailed remediation strategy .

After completion of site works, a verification report is required to validate that the work undertaken conforms to the remediation proposals.

4 Head of Planning - Further Observations/Modifications to Conditions/Reasons for Refusal

Condition no.2 (specified plans) needs to be updated to refer to :

- Proposed Site Plan - Ground Floor plan ref: 20 -043 -BSA- 1002 rev. P;
- Proposed Site Plan – First Floor plan ref: 20 -043 -BSA- 1003 rev. N;
- Proposed site Plan- Waste Management Strategy plan ref: 20 -043 -BSA- 1005 rev. G;
- Proposed roof plan ref: 20 -043 -BSA- 1006 rev. D;
- North elevations plan ref: 20 -043 -BSA- 1010 rev. G;
- Proposed sections blocks 1,2, and 7 plan ref: 20 -043 -BSA- 1014 rev. E;
- Proposed Section Black 4 3b5p plan ref: 20 -043 -BSA- 1015 rev. K;
- Proposed 3D massing model images plan ref: 20 -043 -BSA- 1016 rev. J;
- Apartment plans -1b 2p Type A plan ref: 20 -043 -BSA- 1020 rev. H
- Detailed Planting Proposals ref: 380-02 rev. B and Planting Schedule
- Landscape General Arrangements plan ref: 380 01 rev.B
- Design and Access Statement rev,C dated 21.07.2023

Received 21st July 2023

Plan and document references in Condition nos.7 (Cycle storage), 9 (Electric charging points), 12 (Waste Management), 21 (Bat and bird box provision), 22 (Landscaping) and 32 (Obscure glazing) also need to be revised accordingly.

Plan relating to the design of part of the first-floor construction of the town houses to enable a through floor lift to be easily installed if required in the future are awaited. It is therefore proposed that a condition be attached to any approval to require the submission of the detailed design of this element of the scheme, prior to above ground works in relation to the development of the town houses.

The recommendation remains to **Approve** with the revisions to conditions as set out above

APPENDIX TO AGENDA (LATE REPRESENTATIONS)

Planning and Highways Committee 27th July 2023

Item No. 8

Application Number 130387/FO/2021

Ward Hulme

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

1. Elected Members

Councillor Annette Wright objects to the application for the reasons that the Committee were minded to Refuse on 20th October 2022, which she does not consider have been sufficiently addressed.

2. Applicant

The applicant has resolved to offer 20% of the bedspaces at a 20% discount on their base market value and to make these rooms available on this basis.

3. Director of Planning

The uplift of the offer of 20% affordable units from 10% is welcomed.

The recommendation of the Director of Planning is altered to Minded to Approve subject to a legal agreement containing affordable rent obligations for up to 20% of all bed spaces being advertised as being below market rent level in each academic year.