

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 31st August 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 31st August 2023

Item No. 5

Application Number 136812/00/2023

Ward Cheetham Ward

Description and Address

Outline application for development comprising: Erection of a residential led mixed use development across severable plots comprising residential (Use Class C3a); non-residential floorspace comprising commercial, business, service and community uses (Use Classes E, F and Sui Generis); residents amenity space including within clubhouse buildings; health centre (Use Class E); a primary school (Use Class F); the final surface finish of the highway and footpath consented under HIF permission ref: 133143/VO/2022; creation of new public realm and associated landscaping, car parking provision, cycle storage, and other associated works (with all matters reserved).

Outline application for development with all matters considered: Demolition of existing buildings and structures.

Land At Red Bank, Victoria North, Manchester

1. Director of Planning

The City Council has a land interest in the site and Members are reminded that in considering this matter, they are discharging their responsibility as Local Planning Authority and must disregard the City Council's land interest.

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 31st August 2023

Item No. 6

Application Number 136814/FO/2023

Ward Cheetham Ward

Description and Address

Erection of a phased residential led mixed use development comprising three residential towers (Use Class C3a) (NT02 34 storeys, NT03 part 8, part 20 and part 31 storeys and NT04 part 8, part 27 storeys) with associated flexible non-residential floorspace comprising commercial, business, service and community uses (Use Classes E, F and Sui Generis); erection of a 6 storey residential amenity space within a clubhouse building (part of NT02), with associated car and cycle parking, hard and soft landscaping, improvement works to Dantzic Street, drainage infrastructure and associated engineering works following demolition of existing buildings and structures

Land Bounded By Dantzic Street, Dalton Street And The Railway Line Known As Plots NT02, NT03 And NT04, Manchester

1. Director of Planning

The City Council has a land interest in the site and Members are reminded that in considering this matter, they are discharging their responsibility as Local Planning Authority and must disregard the City Council's land interest.

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 31st August 2023

Item No. 7

Application Number 136963/FO/2023

Ward Hulme Ward

Description and Address

Erection of a three-storey Class F1 (a) (Provision of education) building comprising a 20 no. classrooms, an assembly space, study centre, staff rooms and associated accommodation following the demolition of the existing single-storey building and partial demolition of the St Vincent's building together with a phased landscaping scheme; boundary treatments; cycle parking; and car parking

Loreto College, 146 Chichester Road And The Former Probation Centre Bounded By Chichester Road South/Moss Lane West/Maher Gardens And Tamworth Street, Manchester, M15 5PB

1. Further residents' comments

A further representation has been received from a group representing the local community around Loreto College. They indicate that the planning proposals do not align with Manchester aiming to be zero carbon by 2038. In particular they make comments suggesting the proposals do not include for renewable energy generation on the site or heat pumps. Further comments are made in relation to cycle parking provision at the site and that the proposals do not incorporate cycle infrastructure outside of the college to accommodate bus stops and safe access for pedestrians and cyclists. Comments are also raised with regards to biodiversity provision within the proposals and that the College generates a large amount of plastic pollution in the surrounding areas with no plans to rectify this.

2. Further Consultee comments

MCC Highway Services - MCC Highways had requested that the applicant provide further information regarding existing student travel modes to the college site.

In summary the information collated from student surveys undertaken in September 2022, illustrates that 90% of students travel to the college via sustainable modes. The highest proportion arrive via bus / college bus (75%), with a further 12% walking to the site. It is also evident that students are not required to be on campus at all times as a result of their intermittent timetables, therefore the arrival / departure of students are staggered to spread the impacts potential car drop off / pick up will have on the surrounding highway network.

The college have also committed to the implementation of a Travel Plan to further encourage students / staff to travel to the college via sustainable modes.

MCC Highways will also work closely with MCC Parking to monitor any ongoing issues relating to drop off / pick up on the surrounding highway network. Should inappropriate parking take place on Chichester Road South, as a result of drop off / pick up activity, targeted enforcement will be carried out to discourage this issue.

3. Director of Planning

In response to the further representation received details of the sustainability of the development including the inclusion of renewable energy technology in the form of air source heat pumps to heat the building and a roof mounted photovoltaic array (of approximately 100m² in area) are fully set out and considered within the printed report.

In response to the comments relating to biodiversity, the application proposals include a landscaping scheme and new tree planting, in addition a condition has been recommended to further enhance biodiversity of the site through the provision of bat and bird boxes to be installed on retained trees. This approach to biodiversity is appropriate for the site and would enhance biodiversity.

The transport implications of the application are set out in detail within the printed report. The proposals include additional secure cycle parking (96 spaces) which would be a significant increase to the existing facilities at the College. As set out in the printed report the site is well located to existing formal cycle routes that provide connections across the area to 20mph streets, segregated routes and roads with formal cycle provision. Bus stops are again well located to the entrances to the College and as set out in the response above from MCC Highway Services there is a high level of bus patronage by students accessing the College. As set out within the printed report a condition is proposed to be attached to any approval of the proposal to secure the Colleges commitment to producing a Travel Plan that would enable the ongoing encouragement and monitoring of staff and students to access the College by sustainable modes of transport.

The College has confirmed that they currently have 158 car parking spaces across the campus, the application proposals would increase provision by 5 spaces to provide 163 spaces in total.

In addition, a meeting has recently been held between the College representatives, MCC Highway Services and Transport for Greater Manchester to discuss the potential for further access improvements for pedestrians with an indication that these discussions will continue to take place between the respective parties. Whilst these conversations are welcomed, these application proposals have been fully assessed in terms of highway and pedestrian safety and impacts on highway capacity and they are

considered to be acceptable with the proposed conditions to deliver a Travel Plan, cycle parking and car parking.

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

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 31st August 2023

Item No. 8

Application Number 136791/FO/2023

Ward Chorlton Ward

Description and Address

Erection of 2 no. 5 storey residential buildings comprising 50 no. dwellings (Class C3) with ancillary communal facilities; and, associated access, car parking, bin store, amenity space and landscaping, following the demolition of the existing building

Former Chorlton Leisure Centre, Manchester Road, Chorlton, Manchester, M21 9PQ

1. Director of Planning

Since the publication of the printed report some minor wording changes are required to a number of the proposed planning conditions. These are set out below:

Condition 7 amendment so that details of the measures for protecting Metrolink are to be submitted and agreed within three months of the commencement of development, to read:

“Within 3 months of the commencement of above ground works the scope and specification of vehicle restraint measures to be installed along that part of the boundary of the development which is shared with Metrolink and has potential to be used by vehicles, has been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall only be implemented in accordance with the agreed measures. “

Condition 11 relating to contaminated land needs amending to reflect the information submitted by the applicant and agreed at the current stage to read:

"The measures for investigating the site based upon the approved Phase I Preliminary Risk Assessment prepared by Carley Daines and Partners Ltd dated 6 March 2023 'the Site Investigation Proposal' shall be submitted to and approved in writing prior to the commencement of development and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority."

Condition 28 requires an amendment to reflect that the on-site car parking is available for residents and visitors to read:

"The car parking area indicated on drawing numbered CHOBA-BUT-ZZ-00-DR-A-04100-P04 received by the City Council as Local Planning Authority on 8 August 2023 shall be surfaced, demarcated and made available for use prior to any of the residential units hereby approved being occupied. The parking areas shall be for the sole use of residential occupants of the development and their visitors and shall be available for use at all times whilst the apartments are occupied."

Condition 34 a proposed amendment to allow the potential for only the 'Neighbourhood apartment units' to be occupied potentially on a short term basis

"The residential units hereby approved (excluding the 3 no. Neighbourhood Apartment Units whilst they are in use as set out within paragraph 4.14 of the Planning and Affordable Housing Statement) shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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