

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 14 December 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 14 December 2023

Item No. 5

Application Number 137399/FO/2023

Ward Ardwick Ward

Description and Address

Erection of a 6 to 9 storey building for Sci-Tech use (Use Class E (g)(ii)) and 265sqm of a cafe/bar (Use Class E (b)), and a 9 to 23 storey building for Purpose Built Student Accommodation (PBSA) (Use Sui Generis), comprising 737 bedrooms and 293sqm of community use (Use Class F2 (b)) and 80sqm of commercial floorspace (Use Class E), alongside new public realm, access, parking, and associated works following demolition of existing buildings

Land Bounded By Upper Brook Street, Cottenham Street & Kincardine Road, Manchester M13 9TD

1. Director of Planning

An additional condition is recommended as follows:

Prior to the first occupation of the PBSA building, a student wellbeing strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall be implemented as part of the first occupation of the development and thereafter retained.

Reason – In the interest of ensure student welfare pursuant to policy DM1 of the Manchester Core Strategy (2012).

The recommendation remains Minded to Approve subject to the signing of a section 106 agreement and planning conditions.

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 14 December 2023

Item No. 6

Application Number 137401/FO/2023

Ward Ardwick Ward

Description and Address

Full planning application for the demolition of existing buildings and erection of three 12/14/29 storey buildings to be used for Purpose Built Student Accommodation (Use Sui Generis), comprising 983 bedrooms in total and 506sqm of ground floor ancillary uses (café/commercial and convenience store - Use Classes E (a)/(b)/(c)), three buildings comprising 5/7/9 storeys for Science and Innovation uses (Use Class E (g)(i) & (ii)) and 834sqm ground floor community uses (retail/ cafés and medical facility (Use Classes E (a)/(b) and (e)), and the provision of new public realm, two new public squares, new access and parking, and associated works

Land Between Upper Brook Street, Kincardine Road And Grosvenor Street,
Manchester

1. Public opinion

Six additional objections have been received and the comments can be summarised as follows:

- The area should be green and peaceful;
- The area is for families. There are clauses in the leasehold if homeowners wish to rent houses to families in order to maintained the character of the area;
- So many students cannot be accommodated in this packed area;
- Traffic will be very bad and may stand still at peak time.
- The park will be filled by drug addicts, alcoholics and unsafe for kids to play;
- Residents would prefer something like an Aldi or any other supermarkets instead;
- High rise buildings can hinder the natural air flow and light into homes.

2. Director of Planning

The majority of these issues are addressed in the report.

An additional condition is recommended as follows:

Prior to the first occupation of the PBSA buildings (Plots A1, A2 and A3), a student wellbeing strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall

be implemented as part of the first occupation of the development and thereafter retained.

Reason – In the interest of ensure student welfare pursuant to policy DM1 of the Manchester Core Strategy (2012).

The recommendation remains Minded to Approve subject to the signing of a section 106 agreement and planning conditions.

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 14 December 2023

Item No. 7

Application Number 138126/00/2023

Ward Fallowfield Ward

Description and Address

Outline planning application (with access only in detail) for the phased demolition of existing buildings and phased development of up to 3,300 Purpose Built Student Accommodation bedrooms (Sui Generis use class) with associated facilities including waste storage, laundry and cycle storage; up to 4,500 sq m of floorspace to be used for ancillary purposes associated with the student residential use of the site within Use Class F1a, Class E(a), E(b), E(c), E(d), E(g), Sui Generis (drinking establishment and hot food takeaway); ancillary supporting staff accommodation (up to 55 bedrooms) (Sui Generis use class), and up to 1,200 sq m of ancillary residential dwellings (Use Class C3), plus associated car parking, hard and soft landscaping, open space, utilities, footpaths and roads.

University Of Manchester, Fallowfield Campus, Wilmslow Road, Manchester M14 6HD

1. Residents' comments

Further comments have been received from a resident, and further correspondence has been received from the Fallowfield Guardians.

Concern has been raised regarding the potential impacts on bat at the site. The significant construction work could have a detrimental impact on the site and roosting bats in surrounding areas. This could have consequences on their local populations and needs to be addressed in the decision making process.

The comments from the Fallowfield and Withington Community Guardians reflect the comments set out and considered within the printed report these are: they consider the proposals to be contrary to the Council's adopted policies including those relating to Purpose Built Student Accommodation (PBSA) H12, tall buildings policy EN2, and the creation of sustainable neighbourhoods (SP1, H6, and DM1); the proposals would not free up family homes; impacts on the residential community; would put pressure on services in the area; and, environmental problems including anti-social behaviour would continue to impact on the community. The submission also contains video footage of anti-social behaviour, and environmental problems which are attributed to students living in Fallowfield.

2. Director of Planning

The impact of the scheme on ecology and bats is set out clearly in the report. The Greater Manchester Ecology Unit have no objections on ecology grounds or impacts on bats. They recommend conditions in relation to bats.

The concerns of the Fallowfield and Withington Community Guardians are fully considered in the printed report.

Some minor word changes are required to conditions to reflect and clarify the likely phased nature of the development at the site and do not impact the overall nature and intent of those conditions set out within the printed report. Following further detail on the method of demolition works at Owens Tower an amendment is proposed to condition 6 to read:

6) As part of the submission of the first application for the approval of reserved matters a timescale for the submission of a scheme for the re-use of the 'Mitzi Cunliffe Relief' as identified within the Heritage, Townscape, Visual Impact Assessment received on the 15th September 2023 shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be undertaken in accordance with the agreed details.

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

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 14 December 2023

Item No. 9

Application Number 137537/FO/2023

Ward Didsbury West
Ward

Description and Address

Erection of a two-storey building comprising a Community Diagnostics Centre (use class E(e)), with associated external landscaping, patient and delivery drop off area and 6 no. accessible parking spaces.

Withington Community Hospital, Nell Lane, Manchester M20 2LR

1. Director of Planning

For clarification purposes, the current parking at the wider hospital site provides 440 car parking spaces. As a result of the development this would reduce to 427 spaces, this is a result of the reconfiguration and provision of 6 additional accessible spaces and a drop off area adjacent to the proposed building.

A further condition is required to ensure that suitable highways infrastructure is installed to the amended pedestrian access to the site from Burton Road to protect this from pavement parking in the form of an additional safety barrier.

Proposed additional condition:

Prior to the first occupation of the development hereby approved, details of a scheme for off-site highway works to facilitate the amended pedestrian access to the site from Burton Road, together with a timescale for their implementation, shall be submitted to and agreed in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

In addition, amendments are required to proposed conditions 17 (cycle parking) and 25 (waste management) to refer to corrected drawing references.

17) No part of the development hereby approved shall be occupied until the space and facilities for bicycle parking have been provided in accordance with the details shown on drawings referenced DAY-WCHCDC-DAY-V1-00-DR-A-040005 Rev P9 received by the City Council as Local Planning Authority on the 7th November 2023. The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

25) The development hereby approved shall be implemented in accordance with the waste management details provided on the submitted waste management plan and drawing referenced DAY-WCHCDC-DAY-V1-00-DR-A-040006 Rev P3, received by the City Council, as Local Planning Authority on the 7th November 2023. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

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

**APPENDIX TO AGENDA
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Planning and Highways Committee 14 December 2023

Item No. 10

Application Number 137127/00/2023

Ward Northenden Ward

Description and Address

Outline planning application (with matters of access, layout and scale for approval) for demolition of existing buildings and redevelopment of site for up to 34 apartments and 3 townhouses (Use Class C3)

Express Solicitors, 313-315 And 317-319 Palatine Road, Manchester M22 4HH

1. Consultees

Since the publication of the Committee report a consultation response has been received from HS2 Ltd, who confirm that the application site falls within land that is still currently safeguarding for Phase 2b of HS2. As such they have requested an informative be attached to any approval of the proposals.

2. Director of Planning

The Director of Planning's recommendation remains to be **Minded to Approve** subject to completion of a section 106 agreement relating to on-site provision of 20% affordable housing.

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 14 December 2023

Item No. 11

Application Number 138128/00/2023

Ward Northenden Ward

Description and Address

Outline planning permission (with matters of access, layout and scale for approval) for demolition of all existing buildings and redevelopment of site for 2 townhouses (Use Class C3)

Transformulas House, 1A Brett Street, Manchester M22 4EY

1. Consultees

Since the publication of the Committee report a consultation response has been received from HS2 Ltd, who confirm that the application site falls within land that is still currently safeguarding for Phase 2b of HS2. As such they have requested an informative be attached to any approval of the proposals.

2. Director of Planning

The Director of Planning's recommendation remains to APPROVE the application.