

**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 15th February 2024

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 15 February 2024

Plans List No. 7

Application Number 138768/VO/2023

Ward Woodhouse Park
Ward

Description and Address

City Council Development - Change of use of former probation centre (Class E) to homeless shelter for up to 20 homeless people (sui generis).

258 Brownley Road, Manchester, M22 5EB

1. Members

Comments have been received from Councillor Emma Taylor of the neighbouring Sharston ward. The comments received can be summarised as follows:

- The proposed site for the homeless accommodation borders onto Sharston and is therefore of interest to Sharston ward councillors and residents. Addressing homelessness in Manchester is a priority for this council, and something which is supported. However, there are concerns that Sharston residents have not been adequately informed about homelessness' proposals for this site.
- Despite the planning application being submitted in 2023 and the Woodhouse Park members being briefed on the proposals, Sharston ward councillors were not notified nor briefed on the proposals until being alerted to the application by local residents.
- Although a drop-in was held, this was not held close by and not all residents were informed of the drop in event.
- Request a site visit in order for Members of the Committee to be able to see the impacts that this service may have in the local area.

2. Head of Planning

Neighbouring residents were notified of the application and the extent of the notification process was in accordance with usual Council practice and exceeds statutory requirements. This included residents within the neighbouring Sharston Ward. The applicant also held a drop-in event which was open to all interested parties.

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

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 15 February 2024

Plans List No. 9

Application Number 138712/FO/2023

Ward Burnage Ward

Description and Address

Erection of a residential development of up to 112 dwellings with associated access, parking, landscaping and drainage following demolition of the existing B&M retail unit and associated garden centre.

B&M Home Store Burnage, Kingsway, Manchester, M19 1BB

1. Further consultee comments

Neighbourhood Services (Arboriculture) – Have provided further comments on the proposals following a further review of the trees on site. The proposals would remove several high-quality trees to facilitate the development, the trees in question offer high visual amenity on a main arterial route. They do object to the proposals and indicate that a revised layout of the scheme should be undertaken to incorporate these trees within the development.

2. Director of Planning

Trees - The further comments of Neighbourhood Services are noted and members are directed towards proposed reason for refusal 1 which sets out the unacceptability of the proposed layout of the development including its impacts on trees.

Affordable Housing - A further update can now be provided on the independent review of the applicants submitted Financial Viability Assessment (FVA). This review has concluded that the site is viable with sufficient surplus to meet the Council's 20% affordable housing requirement based upon the review of the applicants FVA. As such, the applicant in this instance has failed to demonstrate that the proposals should be exempt from the provision of 20% affordable housing on the site and the proposals are therefore contrary to adopted Core Strategy policies H8 and PA1.

A further reason for refusal is recommended to be added to any decision issued:

Proposed wording of the further reason for refusal -

The applicant has failed to demonstrate that the application proposals should be exempt from the provision of onsite affordable housing, therefore the proposals do not make an appropriate contribution towards affordable housing provision, contrary to policy H8 of the adopted Manchester Core Strategy.

The recommendation of the Head of Planning is to **REFUSE**

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 15 February 2024

Plans List No. 10

Application Number 138730/FO/2023

Ward Ardwick Ward

Description and Address

Erection of 3 and 5 storey buildings to form 81 residential apartments (Use Class C3a) and erection of 28, two storey dwellinghouses (Use Class C3a), including green spaces, landscaping, boundary treatment, access arrangements, parking and other associated works.

Land Bounded By Oldham Road (A62), Old Church Street, The Lidl Foodstore And Newton Street Manchester M40 1EZ

1. Director of Planning

Clarification is provided below with regards to the range of property types being proposed as part of this planning application and that being delivered under planning permission 125990/FO/2020 which are currently under construction by the applicant on the immediately adjacent site.

The two developments would deliver the following:

1 bedroom properties – 47 (31.7%)

2 bedroom properties – 79 (53.4%)

3 bedroom properties – 22 (14.9%)

The predominate property type would be 2 or more bedrooms at 68.3%.

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