

**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 March 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** 14 March 2024

**Item No.** 7

**Application Number** 138808/FO/2023

**Ward** Deansgate Ward

### **Description and Address**

Erection of 15-storey PBSA building, site preparation, works over the public highway and associated works

Car Park At Junction of Charles Street and York Street, Manchester

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### **1. The Public/Local Opinions**

Councillor McCaul welcomes the developer consultation and recommended conditions to mitigate any impacts. Residents and businesses have raised issues relating to: consultation and impacts during and post construction as summarized below:

#### Consultation

- Bracken House is unoccupied, and several leaseholders were not made aware of the proposal via the standard communications. Consequently, they are concerned that those most impacted have not had an opportunity to feed into the planning process.

#### Impacts During Construction

- The developer has considered the majority of challenges for this type of site but there would be ongoing challenges.
- There is no guarantee that an area for a compound could be secured on the Euro Car Parks site, and this may need to be on York Street. This and potential road closures could disrupt access to and drop offs for businesses.
- The shared access to the Nursery with residents of Bracken House could impact on the nursery operation.
- The nursery do not consider that options put forward for an alternative outside space to be financially viable. There is a legal requirement for them to provide safe access to outdoor space (off site if not on site) and due to the City Centre location, it would not be viable for them to find another outdoor space which would put the business at risk of closure.

#### Post Construction Impacts

- Students moving in and out will use the same location for pick up and drop off as the Nursery and could impact on access to the MOT Garage and they request that liaison takes place with local businesses about this to minimize disruption;
- There would be adverse impacts on the levels of sunlight and daylight that adjacent businesses get following completion and further action to mitigate these impacts should be considered.

They have requested that the committee visits the site to be able to fully appreciate the challenges the construction and building may give nearby residents and businesses.

An objection has been received on behalf of the leaseholders of Bracken House. They have 3 principal objections:

#### Neighbour Notification and Pre-Application Consultation by Applicant

- Residents have not been appropriately consulted. 90 leasehold owners have not been notified. The LPA should take more reasonable measures to ensure fair and reasonable notification. They have serious concern as to whether the LPA has fulfilled its statutory duty to appropriately consult immediately adjacent neighbours about a major proposal that will have a direct impact upon the amenity of residential units.
- The applicant has suggested that pre application consultation was undertaken with residents, but provides no confirmation of which residents and provides no confirmation of their efforts to make contact with the leasehold owners of Bracken House.

#### Impacts on levels of Sunlight and Daylight and from Overlooking and loss of Privacy

- All the homes in Bracken House are single aspect and residents would face a blank wall. This would have a significant impact on the quality of the living space and potentially mental health and well being.
- There would be major impacts on sunlight and daylight and the buildings previous use and provision under which it was converted should not carry any weight in terms of consideration of that impact. There is a limit to what can be considered acceptable in amenity terms, even in a city centre location.

#### Principle of PBSA in this location

- The proposal does not comply with the main criteria of Policy H12 and its recent updates, regarding PBSA. It will have a detrimental impact on maintaining the right balance of commercial, educational, residential, cultural and leisure uses and an adverse impact on an immediate neighbouring use. It cannot be acceptable in principle that the development of the site must come at the sacrifice of a well-established local business, that provide an essential contribution to the economy of the city and the significant detrimental impact on the residential amenity of multiple existing residential units.

## **2. Director of Planning – further observations**

Many of these comments are covered in the report:

- A condition will be added to any consent to require that the site hoardings will display adverts and directions to the adjacent MOT Garage and Nursery.
- The Head of Environmental Protection has confirmed that with management in place to mitigate impacts of air quality and dust during construction the existing external play area could be used safely. The mitigation would be secured via planning conditions.
- The proposed layby is designed amongst other things for student move in and out. Outside these periods and provided deliveries are not taking place it would be available to the Nursery users. Currently the nursery does not have dedicated space. A clause can be added to condition 14 (Student Move in / Move Out Strategy) which requires liaison with adjacent residents and businesses to ensure that they are aware of likely periods for these activities and a management plan to minimise disruption to them.

The proposal was advertised in the local press and site notices were displayed. 1960 properties were notified.

**APPENDIX TO AGENDA  
(LATE REPRESENTATIONS)**

**Planning and Highways Committee** 14 March 2024

**Item No.** 8

**Application Number** 139066/FH/2024

**Ward** Whalley Range  
Ward

**Description and Address**

Erection of a two-storey side extension, single-storey rear extension and front porch extension to provide additional living accommodation.

183 Withington Road, Manchester, M16 8HF

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**1. Director of Planning**

On Thursday 7<sup>th</sup> March 2024, the agent confirmed that the applicant wished to withdraw the application.