

**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 30 May 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** 30 May 2024

**Item No.** 5

**Application Number** 138805/FO/2023

**Ward** Deansgate Ward

**Description and Address**

Partial demolition of the former Hotspur Press Complex (Medlock Mill) and redevelopment of the site to provide Purpose Built Student Accommodation (Sui Generis Use Class) above ground floor commercial or community uses (Use Classes F(e), F2(a)(b) and E(b)), within a part 4/5-storey and part 37-storey building plus roof parapet level above basement level, associated ancillary internal and external amenity space, public realm (including a new public square), hard and soft landscaping and associated highway works

2 Gloucester Street (Hotspur Press), Manchester M1 5QR

---

**1. The Public/Local Opinions**

One further letter of objection has been received but this does not raise any additional points not covered in the Committee Report.

The objection on behalf of 6 residents in an adjacent building was intended as a neutral comment. Whilst the plans were supported assurances were sought about disruption from building work and the effect of the PBSA on the local community and its infrastructure.

A letter of support now states that whilst they remain concerned about the impact of construction, they are pleased with the way the applicant has liaised with the local community thus far. The applicant has addressed concerns and questions that they have raised and that some residents have since met with the applicants Project Team to further discuss proposed plans. Since Hotspur Press is an iconic building in a state of disrepair and the applicant's communication with residents, they support the proposal. They have been impressed by their ideas for the public realm and the arts strategy for the Cambridge Street area which should make a positive contribution to the community.

They hope the open communication will continue throughout the development, and that they will be able to play an active role on a proposed Community Liaison or Steering Group.

Given the above there are now 6 objections and 2 letters of support.

**2. Director of Planning**

Macintosh Village Management Company represents 189 leaseholders.

The proposal represents the only viable option to retain and restore significant components of the Hotspur Press.

**APPENDIX TO AGENDA  
(LATE REPRESENTATIONS)**

**Planning and Highways Committee** 30 May 2024

**Item No.** 8

**Application Number** 138788/FO/2023

**Ward** Longsight Ward

**Description and Address**

Erection of a youth, sports and community hub (Use Class E(d)(g)), F2(b)), 2 no. football pitches, combined netball and basketball court, cricket strip (Use Class F2 (c)), a three storey building comprising 36 no. apartments for young persons accommodation (Use Class C3) and 267no dwellinghouses (Use Class C3a), with associated landscaping, public realm, ecological mitigation, refuse storage, drainage, car parking and other associated works, with access from Wembley Road and Mount Road.

Land at Mount Road, Manchester

---

**1. Consultees/Outside Bodies**

Active Travel England – Note there are two pedestrian links between Mannering Street and the proposed site, and the layout does result in overlooking and a sense of openness between these two streets. Solely from an active travel perspective they are satisfied with this approach and are content that it is for the local authority to consider broader urban design and placemaking issues from the proposed arrangement.

They note cycle parking was being reviewed and state they would be happy to provide further comment following the submission of any new information.

Highway Services – have noted that cycle storage for the youth sports hub has been reduced by 4 spaces following the provision of vertical secure lockers (4no.) and low-level secure lockers (4no), in addition to the covered cycle stand provision (12 no. spaces). They therefore request an area be identified to accommodate future provision, should this be identified during Travel Plan monitoring.

They also request that the pedestrian connections to Mannering Street and the Public Right of Way to the south are also adopted in order to ensure they remain clear and available for use.

Local Lead Flood Authority – Have reviewed the additional drainage information forwarded by the applicant, and state drainage condition (no.26) (already referenced within the report) be retained. However, it is proposed that condition no.27 be rephrased.

**2. Applicant/Agent**

The applicant has forwarded a phasing plan ref KH007 A-103 with a view to being able to discharge conditions on a phased basis, and an updated site layout plan ref: KH007 A-100 rev.P14 (Notwithstanding the annotated reference to secure cycle points), showing addition gating to secure routes to the rear of mid terraced properties for bin presentation on collection days and the confirming the location of netball/basketball court and cricket wicket has also been provided.

### **3. Director of Planning - Further Observations / Modifications to Conditions**

Sport England have been advised of the proposed on-site and off-site sports provision. Any further comments received will be reported to committee.

Following the further observations which have been received, it is proposed that phrasing of travel plan be revised to include reference for the need for an area be identified to accommodate future cycle storage provision, as part of the Travel Plan monitoring.

The submission of finalised details relating to the relocated bus stop is proposed to be actioned through the proposed off-site highway works condition, rather than a separate condition.

It is proposed that condition no.2 be updated to reference phasing plan ref:KH007 A-103 and site layout plan ref: KH007 A-100 rev.P14 (Notwithstanding the annotated reference to secure cycle points). The caveat to the site layout plan has been included, due to the requirement in condition no. 9 which is related to the submission of finalised arrangements for cycle storage.

It is also recommended that conditions 21 and 51 are removed, and that condition no.16 be rephrased to include the requirement for the submission of the details for managing boreholes before commencement of the development.

On the basis of the comments received from the LLFA it is recommended that condition no.27 been rephrased to state

‘Prior to the first occupation/use of the development hereby approved details of the implementation, maintenance and management of the surface water drainage scheme, as approved by Condition X, shall be submitted for approval in writing by the City Council, as Local Planning Authority. Those details shall include:

- Verification report providing photographic evidence of constructed flow control and SuDS components as per design drawings approved as part of Condition 26.
- Provide As Built construction drawings OR confirm that they align with the original design construction drawings.

- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason- To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and a maintenance mechanism for the lifetime of the development, pursuant to policies EN8, EN14, EN17 and DM1 of the Manchester Core Strategy (2012)'.

The applicant has also requested that the conditions are able to be discharged on a phased basis and a phasing plan ref:KH007 A-103 has been received. It is recommended that an additional condition be attached to any approval to relate to the phasing shown on phasing plan ref:KH007 A-103.

It is further requested that delegated powers are given to the Director of Planning to enable minor drafting amendments to any of the proposed planning conditions (in particular in regard to a phased approach to discharging conditions), which would be attached to any approval.

**APPENDIX TO AGENDA  
(LATE REPRESENTATIONS)**

**Planning and Highways Committee** 30 May 2024

**Item No.** 9

**Application Number** 137994/FO/2023

**Ward** Chorlton Ward

**Description and Address**

Erection of 12 no. 2.5 storey dwellinghouses; a pair of three storey semi-detached dwellinghouses; a three storey building comprising 6 no. apartments; the retention and change of use of the existing mansion house together with the erection of a two storey side extension to form 2 no. dwellinghouses; creation of vehicular access points, associated landscaping, car parking and boundary treatment following the demolition of the other existing buildings and structures.

Manchester Islamic High School For Girls, 55 High Lane, Manchester, M21 9FA

---

**1. Applicant**

The applicant has provided further details relating to the waste management facilities at the site, these have been assessed by the Council's Environmental Health team who accept the revised details subject to the rewording of conditions 2 and 16 to ensure these details are implemented as part of the development.

**2. Director of Planning**

A correction is required to the details set out in the printed report at paragraphs 2 at page 339 and 4 at page 360. The application proposals would provide 24 car parking spaces for the proposed 22 units. The conclusions of the assessment within the printed report are considered to be consistent with this level of car parking provision in this sustainable location which would provide at least one car parking space per residential unit.

The recommendation of the Director of Planning remains 'Minded to Approve' subject to the signing of a Section 106 agreement to require re-testing of viability.

Appropriate alterations to conditions would be made to Condition 2 and 16 as set out above.

**APPENDIX TO AGENDA  
(LATE REPRESENTATIONS)**

**Planning and Highways** 30 May 2024  
**Committee**

**Item No.** 11

**Ward** Chorlton Ward

**Description and Address**

Confirmation of The Manchester City Council (Land at Ashfell Court, Chorlton)  
Tree Preservation Order 2023

Ashfell Court, 35 Edge Lane, Chorlton cum Hardy, M21 9HE

---

**1. Local resident/homeowner**

1 further written representation has been received from a homeowner at Ashfell Court. In summary it supports the confirmation of the TPO.

The trees in the grounds of Ashfell Court are integral to the property's character, appearance and value. They are a very significant historic, ongoing and future amenity, ecological, health and environmental asset, to the flats and to the wider community.

They are highly valued and appreciated, over a lengthy period, by significant numbers of the shareholders.

There is a history of tree loss and reduction on the site (including by failure to adhere to TPO conditions). More recently there has been an aspiration on the part of some residents for the felling of a number of significant non-protected, and indeed protected, trees.

The Council has already determined that is appropriate to make a Provisional Order in relation to the Willow Tree. In doing so it has recognised the tree's intrinsic value, and indeed the implicit threat to its existence.

The Committee will be well aware that the confirmation of the Order would not preclude any works to the tree which qualified authorities deem to be legitimately necessary for its health, or indeed the safety of any other party / property. It follows that any objection must be intended to provide for the undertaking of works which would go beyond what would in any case be allowable under the Order, and thus significantly compromise the tree's status, value or indeed existence.

The confirmation of the Provisional Order would simply provide a mechanism for the independent, informed, objective assessment of the need for or value of any proposed works. Indeed, as a permanent asset to



the site, its residents and the wider environment, its existence should not be critically dependent on the arbitrary and subjective view of any party, from time to time.

With other shareholders, I support the confirmation of the Order; and would respectfully request that Members, in confirming it, make provision for the objective, impartial assessments as referred to above.

## **2. Director of Planning**

The recommendation remains one of **Confirm**.