

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 19 September 2019

This document contains a summary of any objections or other relevant representations received by the Department since the preparation of the published agenda. Where possible, it will also contain the Director of Planning, Building Control & Licensing's own brief comment. These summaries are prepared on the day before the Committee. Very late responses therefore have to be given orally.

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 19 September 2019

Item No. 5

Application Number 122300/FO/2019

Ward Didsbury West
Ward

Description and Address

Erection of single storey building to form sports changing rooms, function room, cafe facilities and meeting room following demolition of existing changing facilities building together with car parking and creation of new vehicular and pedestrian access off Mersey Crescent, and associated external works.

Merseybank Playing Fields, Waterford Avenue, Manchester, M20 2ZN

1. Director of Planning - Further observations/comments

If committee are minded to approve the application amendments are required to the following conditions:

In order to ensure all required highway works, removal of redundant crossings and associated traffic regulation orders are submitted for approval condition 11 is to be amended to read as follows:

“Within three months of the commencement of development full technical details of highway works including: all required traffic regulation orders; drawings and cross sections of the vehicular access onto Mersey Crescent; and, scheme for the removal of redundant vehicular crossings shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the approved details prior to the first use of the building hereby approved.”

An amendment is required to condition 16 to the following:

“The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences.

Upon completion of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria has been met. Any

instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.”

The renumbering of condition 21 relating to deliveries to condition number 22 and the addition of a further condition relating to the opening hours of the facility.

“The development hereby approved shall not be open outside of the following hours:

0800 to 2100hrs Monday to Saturday and
0900 -1800hrs on Sundays

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy”

The recommendation remains to **APPROVE** the application.

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 19 September 2019

Item No. 6

Application Number 124320/FH/2019

Ward Didsbury East
Ward

Description and Address

Retrospective application for the reconstruction of external brick work to front and side elevations of dwelling

53 Kingston Road, Manchester, M20 2SB

1. Director of Planning - Further observations/comments

Public Benefit of the Proposal – Paragraph 196 of the National Planning Policy Framework states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, in this case the Didsbury St. James Conservation Area, this harm should be weighed against the public benefits of the proposal.

It is acknowledged that if left untreated the bricks used in the construction of the front and side elevations would have a detrimental impact upon the character of this conservation area and upon the levels of visual amenity enjoyed along Kingston Road. In treating these elevations it is recognised that no. 53 Kingston Road would more closely resemble the remaining *Shirley Houses*, which would be of a positive benefit to the character of the conservation area. The proposed scheme also has the public benefit of overcoming the harm caused by the inappropriate materials without the need for future disruption from the demolition of the outer walls of the main house and the additional impacts from the construction process.

Ecological Impact of the Tinting Solution – Concerns have been raised about the impact of the brick tinting process and the chemicals to be used.

The tinting solution would be applied by brush, rather than by spraying, and this would ensure that its dissipation throughout the atmosphere is limited. In addition, it should be noted that when diluted the soluble silicates in the tinting solution are indistinguishable from naturally dissolved silica. Given this, it is acknowledged that the tinting solution would not have any far reaching effects on the ecosystem.

The recommendation remains one of **APPROVE**.

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 19 September 2019

Item No. 7

Application Number 121460/FH/2018

Ward Didsbury East
Ward

Description and Address

Part retrospective application for the erection of a detached garage and a front brick boundary wall with associated metal gates.

53 Kingston Road, Manchester, M20 2SB

1. Director of Planning - Further observations/comments

Drainage – The applicant has confirmed that a drainage channel would be installed along the front of the proposed driveways to prevent water running onto the pavement.

Ecological Impact of the Tinting Solution – Concerns have been raised about the impact of the brick tinting process and the chemicals to be used.

The tinting solution would be applied by brush, rather than by spraying, and this would ensure that its dissipation throughout the atmosphere is limited. In addition, it should be noted that when diluted the soluble silicates in the tinting solution are indistinguishable from naturally dissolved silica. Given this, it is acknowledged that the tinting solution would not have any far reaching effects on the ecosystem.

Trees – The additional tree has now been included on the proposed drawing, as a result condition no. 7 has been reworded as follows (additional text in bold):

7) The replacement tree planting scheme approved by the City Council as local planning authority shown on drawing ref **RAD/1868/18/1/A, stamped as received on 18th September 2019**, shall be implemented not later than 12 months from the date of completion of building works. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory replacement tree planting scheme for the development is carried out that respects the character

and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy.

In addition, condition no. 2 has been amended to reflect the submission of this amended drawings:

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- a) Drawing no. ***RAD/1868/18/1/A, stamped as received on 18 September 2019***
- b) Drawing no. RAD/1868/18/3 rev B, stamped as received on 21 December 2018
- c) The Brick, Masonry and Mortar Weathering Tint Product Data Sheet (Bebbington Brick Services), stamped as received on 23 July 2019.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

Public Benefit of the Proposal – Paragraph 196 of the National Planning Policy Framework states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, in this case the Didsbury St. James Conservation Area, this harm should be weighed against the public benefits of the proposal.

It is acknowledged that if left untreated, the bricks used in the construction of the garage would have a detrimental impact upon the character of this conservation area and upon the levels of visual amenity enjoyed along Kingston Road. In treating the garage, it is recognised that it would then match no. 53 Kingston Road and more closely resemble the remaining *Shirley Houses* which would be of a positive benefit to the character of the conservation area. The proposed scheme also has the public benefit of overcoming the harm caused by the inappropriate materials without the need for future disruption from the demolition of the garage and the additional impacts from the construction process.

In addition, this part of Kingston Road can be subjected to considerable levels of on-street parking and it is considered that the provision of the garage and driveway would assist in alleviating this. Given the problems that currently exist any reduction in on-street parking would be of great public benefit.

The recommendation remains one of **APPROVE**.

APPENDIX TO AGENDA (LATE REPRESENTATIONS)

Planning and Highways Committee 19 September 2019

Item No. 8

Application Number 120607/FO/2018

Ward Fallowfield Ward

Description and Address

Creation of Artificial Grass Pitch (AGP) for Multi Sport Activity and installation of 6 x 18 metre high floodlighting columns, creation of a hard standing, formation of topsoil bund, erection of 5 metre high ball stop fencing and installation of 1.2 metre high barriers to artificial grass pitch

Platt Lane Complex, Yew Tree Road, Manchester M14 7UU

1. Consultation responses

Platt Lane MMU Campus Resident's Action Group – have submitted the following document which they have requested be distributed prior to the committee meeting:

1. Daily traffic experience around MMU sports Campus.

Demonstrating: Residential area already under unsustainable pressure



traffic at a different time on platt lane



Traffic on Platt Lane

Submitted by [Platt Lane / MMU Campus Residents Action Group](#)

RE: Manchester City Council Planning application: Ref. No: 120607/FO/2018

2. MMU Campus carpark footprint is already full – area gridlocked especially at peak times and at changeovers.

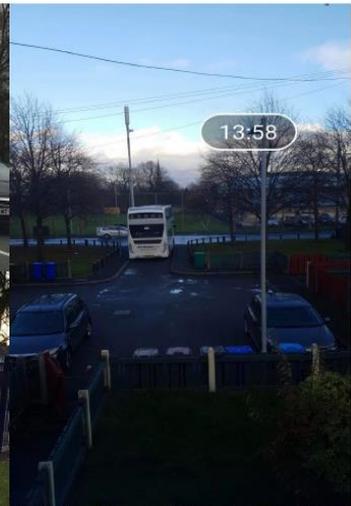
Demonstrating: Already not working, *even before expansion*



Submitted by [Platt Lane / MMU Campus Residents Action Group](#)

3. Coaches parked on residential streets, as they are unable to access MMU Campus carpark.

Demonstrating: Current MMU campus carpark not working, even before expansion – overall pressure on area is unsustainable for local residents.



Submitted by [Platt Lane / MMU Campus Residents Action Group](#)

4. We dispute official MMU campus plan figures regarding pitch usage, cumulative noise levels and car park statistics – we have collected live statistics and noise readings.

Demonstrating: Theoretical projections do not match current usage reality. When parents, spectators and coaching stats are added, the numbers and noise measurements are far far higher and a breach of planning regulations.



33 spectators and players, using ¼ of pitch.
Shot taken from our bedroom



Submitted by Platt Lane / MMU Campus Residents Action Group

5. Floodlighting 18 metres from resident houses, in an area already awash with light pollution and “Halo” affect reflection in wet weather.

Demonstrating: Intolerable impact on local residents, 7 days a week, 18 metres from our doorsteps



View from bedroom



Submitted by Platt Lane / MMU Campus Residents Action Group

6. Floodlighting 18 metres from resident houses – current floodlighting is 55 meters from our homes – no precedent for current expansion.

Demonstrating: This expansion of noise – light – traffic - pressure on us as local residents, 24/7, is Intolerable,

18 metres from our doorsteps



Submitted by [Platt Lane / MMU Campus Residents Action Group](#)

2. Director of Planning - Further Observations / Modifications to Conditions

The issues raised in the information contained above were fully addressed in the report to committee. However, in response to this submission the Director of Planning makes the following comments:

- The issue of traffic and parking on the site and within the locality was fully assessed and Highways Services indicated their satisfaction with the proposal. Conditions are attached to the committee report relating to car parking management and travel plans.
- The proposed conditions would allow for greater control of vehicular movements across the site, including comings and goings. Also, as stated within the committee report the applicant has stated that they will open up the north car park which will increase the number of available car parking spaces.
- The site has space for a coach to park. As stated above conditions requiring travel plans and a commitment to monitoring the site are attached to the committee report.
- Environmental Health have indicated their satisfaction with the acoustic and noise survey information supplied.
- Highways Services have indicated their satisfaction with the floodlighting proposed. A condition has been attached to the committee report limiting the hours of use, and stipulating that any unacceptable glare or light spillage must be eliminated.

The Director of Planning's recommendation remains **APPROVE**.

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 19 September 2019

Item No. 9

Application Number 121979/FO/2018

Ward Deansgate Ward

Description and Address

Change of use of part of ground floor from office (use class B1) to cafe (use class A3); works to rooftop comprising erection of a rooftop extension for use as a restaurant (use class A3) and refurbishment of roof space to house ventilation equipment and create roof terrace with intensive green roof; works to elevations comprising alterations to ground floor entrance on parsonage elevation, and installation of louvres to windows on River Irwell elevation.

Blackfriars House, Parsonage, Manchester, M3 2JA

1. Consultation Responses

The report before committee states that 42no. objections were received. It should be noted that this is incorrect and in fact 41no. objections were received.

2no. further representations have been made by objectors

The representations recognise that the applicant has sought to address some of the objections raised through the removal of the terrace closest to Century Buildings, however they do not feel the changes would resolve the issues discussed in the report relating to overlooking and noise.

Objectors have also stated that there should be no door access to the area where Terrace B was originally proposed; that objectors have not had sufficient time to fully review the amendments and make representations; and that the significant number of objections that have been made shows the considerable strength of feeling against the proposals.

1no. further representation was received from Councillor William Jeavons

Councillor noted that while some changes have been offered by the applicant and some conditions proposed, they do not go far enough to resolve issues of overlooking, noise, traffic, pollution and disturbance from patrons leaving the premises and his objection remains.

The councillor also noted that more than 40 objections have been made which demonstrates the considerable strength of feeling against this application,

including more than 20 from residents of Century Building where it is felt that little consideration has been made.