

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 November 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 14 November 2019

Item No. 6

Application Number 124495/FO/2019

Ward Ancoats & Beswick Ward

Description and Address

Erection of a 12 storey building to create a 212-bedroom hotel (Use Class C1) with ancillary facilities at ground and first floor level and associated servicing, disabled car parking, drop-off area, public realm and hard landscaping works, with access from Pollard Street

Land at Great Ancoats Street, Manchester M4 7DB

1. Director of Planning

Condition 2 of the recommended planning conditions should be updated as follows:

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

Drawings

180021-3DR-SR-DR-(D)121 Rev C, 180021-3DR-XX-DR-(D)051 Rev D, 180021-3DR-XX-DR-(D)052 Rev C and 180021-3DR-XX-DR-(D)050 Rev D stamped as received by the City Council, as Local Planning Authority, on the 12 November 2019

180021-3DR-SE-(D)120 Rev C stamped as received by the City Council, as Local Planning Authority, on the 1 November 2019

180021-3DR-SE-DR-(D)124 Rev C stamped as received by the City Council, as Local Planning Authority, on the 12 November 2019

180021-3DR-SE-DR-(D)101 Rev B, 180021-3DR-SE-DR-(D)100 Rev B, 180021-3DR-00-DR-(D)004 Rev B, 180021-3DR-SE-DR-(D)102 Rev A, 1943-EXA-00-00-DR-L-100 Rev A, 180021-3DR-00-DR-(D)010 Rev B, 180021-3DR-01-DR-(D)011 Rev B, 180021-3DR-XX-DR-(D)012 Rev B, 180021-3DR-SE-DR-(D)123 Rev B, 180021-3DR-XX-DR-(D)014 Rev C, 180021-3DR-06-DR-(D)016 Rev B, 180021-3DR-XX-DR-(D)017 Rev C, 180021-3DR-09-DR-(D)019 Rev B, 180021-3DR-10-DR-(D)020 Rev C, 180021-3DR-11-DR-(D)021 Rev C and 180021-3DR-12-DR-(D)022 Rev C stamped as received by the City Council, as Local Planning Authority, on the 7 August 2019

Supporting information

Design and access statement, air quality assessment, environmental standards statement, planning statement, statement of community involvement, crime impact statement, wind microclimate assessment, energy statement, TV reception impact assessment, noise assessment, daylight and sunlight report, drainage strategy, preliminary risk assessment, heritage statement, waste management strategy, transport statement and travel plan stamped as received by the City Council, as Local Planning Authority, on the 7 August 2019

Email from Anna Relph containing hydraulic analysis prepared by Ward Cole stamped as received by the City Council, as Local Planning Authority, on the 8 October 2019.

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

The recommendation remains **APPROVE** subject to the conditions in the report.

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 14 November 2019

Item No. 7

Application Number 124685/FO/2019

Ward Chorlton Park
Ward

Description and Address

Construction of a part three storey, part two storey, part single storey building to provide a new secondary school with associated sports facilities and floodlighting, external landscaping, car park, cycle store and access as well as replacement outdoor provision for a police dog training area and police horse paddocks

Land at The Hough End Centre And South Of Mauldeth Road West,
Manchester, M21 7SX

1. Resident

One further comment has been received from a resident which questions predicted pupil numbers. They state that pupils are coming from far afield to the Chorlton High School South site and question whether or not this site is the best location for the school. They state that we should be working on capacity at the existing four high schools and that Brexit may lead to families returning to mainland Europe. They state that the scheme could impact on traffic management and there are social/behavioural issues in this small area.

2. West Didsbury Residents Association

West Didsbury Residents Association (WDRA) were not notified of the planning application as the application site lies within Chorlton Park Ward a significant distance away from the ward boundary.

Highways

WDRA believe that the development has the potential to impact on residents within West Didsbury. They wish to express their concerns relating to traffic, parking and student safety east of Princess Road as they believe future students could be drawn from the east of Princess Road. They have expressed concerns about specific junctions and existing pressures placed upon them. The junctions listed are Nell Lane – Princess Parkway Intersection, The Boulevard – Princess Road junction and Whitchurch Road – Princess Road junction.

Arboricultural and Ecological

WDRA have expressed concerns in relation:

The impact that the proposals could have on ecology within the adjacent woodland and Metrolink embankments.

Comment on the lack of information with regards to tree protective barrier fencing and request an arboricultural method statement.

They state that a total of 12 good individual trees, 6 tree groups comprising 147 mature trees, an offsite tree group and 110.6 metres of hedgerow are proposed to be removed. They state that the planting scheme shows only 80 replacement trees and 85 metres of hedgerow representing a considerable net loss in tree and hedge cover on the site which will impact on ecology, flood risk and air quality.

They state that unspecific tree planting in Chorlton Park Ward is proposed.

They state that the ecology information submitted is superficial and concerns are set out about the impact of the proposals upon foxes, birds breeding birds, badgers, hedgehogs, swallows and bats (particularly in relation to proposed floodlighting), which West Didsbury Residents Association know to be in existence on and in close proximity to the site.

Particular emphasis has been placed on the impact of the floodlighting on the protected species and the lack of information in this regard. They state that in the very least they would expect to see low level directional lighting, which is turned off whenever possible and that they believe that the development would lead to lighting proposals that may well lead to illegal disturbance to bats in an area that is very important for foraging and roosting.

They go on to state that they have concerns about the potential impact to bats associated with the introduction of lighting onto the Fallowfield Loop Cycle Path which does not have any form of artificial illumination.

They state that more hedgerows should be planted to accommodate hedgehogs, that bat bricks and swift bricks be incorporated into the structure of the new build and that a detailed biodiversity enhancement plan is provided by the applicant.

They request that a binding condition is put into place to control clearance in the bird nesting season.

Concern was expressed about the level of information provided in relation to drainage and detailed comments made about the drainage solutions, a green roof is requested. They state that no detailed air quality assessment has been undertaken and that the loss of trees will impact upon air quality.

They state that knotweed is present on the northern site boundary and that this should be dealt with by condition.

They state that we are losing part of Hough End recreational space.

3. Friends of Hough End

Endorse the comments of West Didsbury Residents Association and add that a lot of rugby matches are cancelled because the ground is too wet. Therefore, they believe that the proposed development is likely to have problems.

They are nature lovers, but recognise the desire of other people to enjoy sport. They state that development would reduce the number of pitches. They are also concerned that the lighting would be detrimental to bats.

4. Arboricultural Section

Have no objections. Comment was made that the trees on site are of low quality and that the mitigation has been provided through replanting of trees. Comment was made about the loss of conifer hedging which accommodates wildlife.

5. Applicant

The applicant has provided suggested amendments to the conditions attached to the report to Committee, minor alterations which are acceptable will be made to the wording of the conditions.

6. Director of Planning – further comments

Ownership

Members of the Committee are advised that the City Council has an interest in the application as land owner. However, the Committee must disregard this interest and discharge its duty as Local Planning Authority only.

EIA

Environmental Impact Assessment - The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 specifies that certain types of development require an Environmental Impact Assessment (EIA) to be undertaken.

The proposal falls within Category 10 (b) ii of Schedule 2 of the EIA Regulations, being an 'Urban Development Project' which includes more than 1 hectare of urban development.

Having taken into account the EIA Directive and Regulations it is considered that an Environmental Assessment is not required in this instance.

Clarification

For clarification, there are 24 drop off spaces provided, there is a typing error in the Highway comments where the numbers have been transposed.

Response to further comments received

Need

The education section confirmed in the original report to committee that there is a need for this provision in this location. Chorlton High School South is currently operating from temporary premises on Mauldeth Road West and would relocate to the development site, the school is therefore not an additional school, albeit that the temporary site does not currently accommodate 1200 pupils.

Highways

The impacts of the scheme proposals upon the highway network have been assessed by the Highways Authority and it is not considered that any further mitigation that extends to the east of Princess Road or to the junctions along Princess Road is necessary.

Ecology

The impacts of the scheme proposals upon ecology (including bats and hedgerows) have been assessed by Greater Manchester Ecological Unit who are satisfied subject to the imposition of appropriate conditions that the scheme does not cause harm to any species. Conditions are included in the original report relating to Breeding Birds, Bird Boxes, Foxes, Bats and Badgers. West Didsbury Residents Association have raised the issue of the protection of hedgehogs. Whilst they are not a protected species, a condition can be put in place for the protection of hedgehogs. The following condition is therefore recommended:

No removal or works to any hedgerows and shrubs on site shall be undertaken until a pre-commencement check for hedgehogs has been carried out.

Reason – To avoid harming the species during works pursuant to The Wildlife and Countryside Act 1981 as subsequently amended and to comply with policy EN15 of the Core Strategy.

No impact on swallows or presence of knotweed was identified by the applicant or raised by Greater Manchester Ecological Unit. Greater Manchester Ecological Unit did not raise the need for any further mitigation measures other than those detailed within the main printed report.

Trees

The application was accompanied by an Arboricultural Impact Assessment that has been assessed by the Arboricultural Section, who are satisfied. The development has been located having in mind the retention of as many mature trees as is possible.

The development plans would involve the removal of 12 individual trees (2 x Category A, 2 x Category B, 7 x Category C and 1 Category U Tree); tree groups comprising approximately 0.3ha (5 x Category B and 2 x Category C); and 110.6m of hedgerow would be removed.

To mitigate for the loss of trees the proposals include the planting of a total of 82 new trees, alongside 86m of hedge and hedgerow mix planting.

There would be a net gain in tree cover following the maturation of the trees to be planted as there would be a large number of native and ornamental trees throughout the site which can achieve a large final size which is considered to improve the quality and function of the existing green infrastructure with regards to in this location with regards to Climate Change and having regards to the Manchester Green and Blue Strategy.

Replanting of trees is not now assessed solely on a numbers based replacement strategy, regard is had to the correct species and maturity of tree.

The loss of existing trees and the proposed mitigation is considered to be acceptable in planning terms and the proposed education facilities outweigh any concerns in relation to the loss of existing trees and hedgerows.

The Assessment includes an Arboricultural Method Statement which requires methods for works in relation to retained trees. Conditions have been recommended to require that tree works are carried out in accordance with British Standard 3998 for recommendations for tree work. A further condition ensuring compliance with the retention trees is recommended as follows:

In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

The developer has committed to provision of tree planting off site in Chorlton Park. The condition relating to the planting of trees in Chorlton Park is not unspecific as it related to planting in the park itself as agreed with the Friends of Chorlton Park.

Sports

The scheme would lead to the loss of two grass sports pitches that are utilized by Greater Manchester Police. However, the school are providing a sand dressed all weather pitch and a four court multi-use games area and indoor sports hall which will be available for community use. Sport England have assessed the application and are satisfied.

Drainage

The application has been assessed by the Flood Risk Management Team who have looked at the drainage and are satisfied subject to conditions being attached to any approval.

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