

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 27 August 2020

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 27 August 2020

Item No. 5

Application Number 126435/FO/2020

Ward Woodhouse Park
Ward

Description and Address

Conversion of the existing dwelling to create 2 no. three bedroom dwellings; and the erection of 2 x 4 bedroom dwellings with associated car parking and landscaping

27 Trenchard Drive, Manchester, M22 5LZ

1. Director of Planning

For clarity and to respond to concerns in relation to the overdevelopment of the site, the following images are included to set out the wider context of the development proposals, showing the street scene, width of road and plot sizes for surrounding development. This is provided for further illustration that the scheme proposals includes plots that are comparable to others in the area.



Wider context



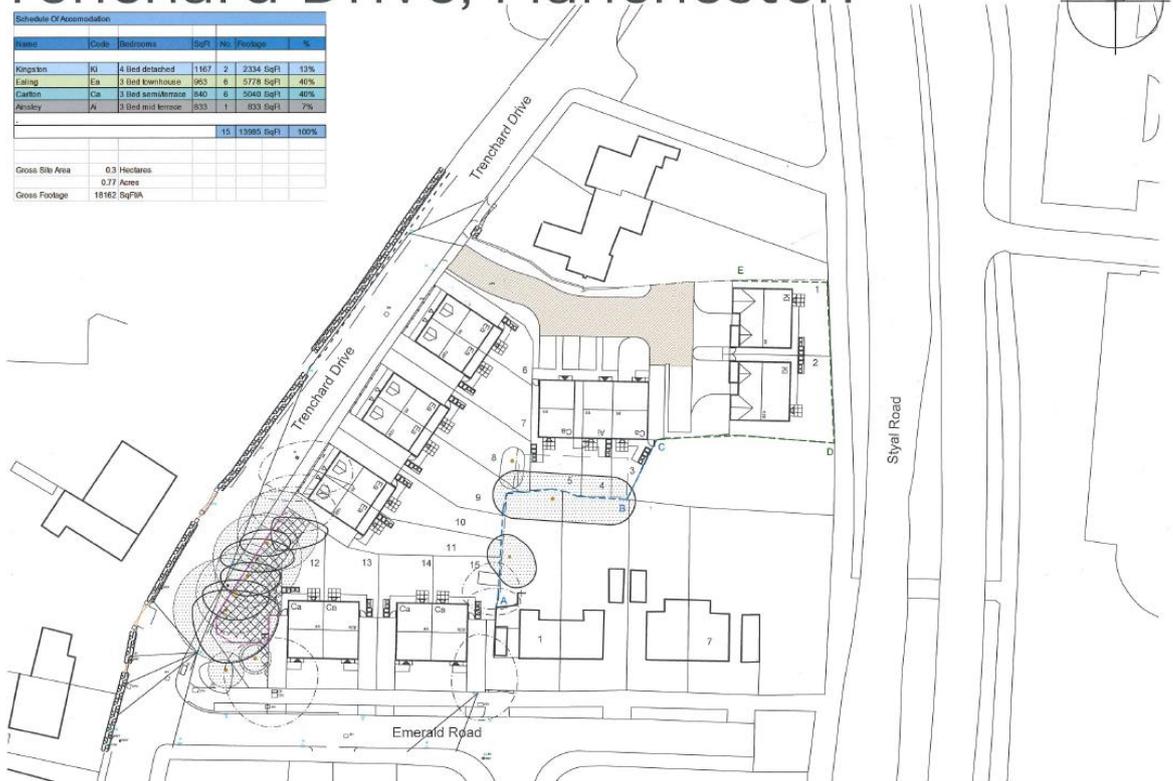
Road Widths



Plan showing Existing and Proposed Street Scene

Trenchard Drive, Manchester.

Schedule Of Accommodation						
Waste	Code	Bedrooms	Sqft	No.	Percentage	%
Kingson	KI	4 Bed detached	1167	2	2334 Sqft	13%
Easton	Ea	3 Bed terrahouse	963	6	5778 Sqft	46%
Carlton	Ca	3 Bed semi-detached	840	6	5040 Sqft	40%
Winstley	WA	3 Bed mid terrace	833	1	833 Sqft	7%
			15	13985 Sqft	100%	
Gross Site Area		0.3 Hectares				
		0.77 Acres				
Gross Footage		18162 Sqft/A				



Scheme approved to the east side of Trenchard Drive (on cleared plot of land the site of No.'s 30-40 Trenchard Drive) for 15 dwellings under planning permission reference 118924/JO/2018.



Street scene for planning permission reference 118294/JO/2018.

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

**APPENDIX TO AGENDA
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Planning and Highways Committee 27 August 2020

Item No. 8

Application Number 126608/FO/2020

Ward Piccadilly Ward

Description and Address

Erection of part 4, part 11 storey residential (Class C3) development (with roof top plant room) comprising 66 (Class C3) residential units (3 x 2 bed town houses, 46 x two bed apartments and 17 x one bed apartments) together with associated car parking (10 spaces including 5 EVC spaces), cycle parking (66 spaces) communal roof terrace (level 6), landscaping and ancillary infrastructure including rooftop PV panels, alterations to access onto Store Street

Land To The South Of Store Street, Manchester

1. Head of Planning - Further Observations

For clarity, the reference to a "non-contributory 20%" contribution within the recommendation to approve refers to the provision of 20% on site affordable housing.

The recommendation is therefore amended as follows: **MINDED TO APPROVE** - subject to a legal agreement in respect of securing the provision of 20% on site affordable housing (shared ownership - aligned with Manchester's average income level).

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 27 August 2020

Item No. 9

Application Number 125871/LL/2020

Ward Piccadilly Ward

Description and Address

Listed Building Consent: Demolition of 42, 44 and 46 Thomas Street (including 41, 43 and 45 Back Turner Street) to facilitate redevelopment of the wider site under extant planning permission and listed building consent ref: 113475/FO/2016 and 113476/LO/2016

42 - 46 Thomas Street (including 41-45 Back Turner Street), Manchester, M4 1ER

1. Director of Planning - Further Observations

Members are considering whether to grant Listed Building consent for the demolition of the recently-listed 42-46 Thomas Street to allow the extant 2017 planning permission and listed building consent at 7 Kelvin Street to be implemented.

In determining the application for listed building consent, Members are requested to consider s16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires Members to have special regard to the desirability of preserving 42-46 Thomas Street or its setting or any features of special architectural or historic interest which it possesses. This, rather than the requirement of S66 of that Act, is the key consideration for Members and forms part of the basis upon which the recommendation is made.

References within the Report to the requirements under S66 of the Act to give “special consideration and considerable weight to the desirability of preserving the setting of listed buildings” relate only to the potential impact of alternative viable forms of development on the setting of 7 Kelvin Street and other nearby listed buildings and not to the determination of the listed building application in respect of 42-46 Thomas Street.

The requirement to refer this application is contained in the Arrangements for handling heritage applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2015 and not the 2009 Direction and the recommendation is amended accordingly.

Recommendation: **MINDED TO APPROVE**: subject to referral to the Secretary of State in accordance with the Arrangements for handling heritage applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2015.