

**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 November 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** 19 November 2020

**Item No.** 5

**Application Number** 126142/FO/2020

**Ward** Chorlton Park  
Ward

**Description and Address**

Erection of 8 no. dwellings with associated vehicular access, parking and landscaping following demolition of 2 no. existing houses

Vacant Land To The North Of 9 And 11 Ennerdale Avenue, Manchester M21 7NR

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**1. Applicant**

The applicant has provided an indicative landscaping scheme for on-site tree replacements together with the planting of native species hedgerows to the boundaries of the site. This proposed mitigation would be in addition to the requirement for off-site provision which is set out in the printed report.

The indicative scheme identifies the potential for up to 23 no. trees to be planted on the site together with hedgerow planting. See indicative plan below.

**2. Director of Planning – further comments/observations**

The provision of the on-site indicative tree replacement scheme is welcomed and as set out in the printed report this would supplement the off-site provision of woodland type planting the applicant is proposing to undertake off-site. Should Committee be minded to approve this application the final details of species, size and location of trees and hedgerows to be planted on the site would be agreed through the discharge of conditions 10 (tree replacement scheme) and 14 (on-site landscaping scheme) set out within the printed report.

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

**APPENDIX TO AGENDA  
(LATE REPRESENTATIONS)**

**Planning and Highways Committee** 19 November 2020

**Item No.** 6

**Application Number** 126328/FO/2020

**Ward** Deansgate Ward

**Description and Address**

Erection of a 17 storey building comprising office use (Use Class B1a) and flexible ground floor commercial units (Use Classes A1 shop, A2 financial and professional services, A3 restaurant/cafe and A4 drinking establishment), new electricity sub-station, basement cycle parking and rooftop plant enclosure, together with access, servicing and associated works following demolition of the existing building

Speakers House, 39 Deansgate, Manchester, M3 2BA

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**1. Director of Planning - Further observations**

Images of the proposal are included below











Typical upper floor bay study

Typical Lower Floor Bay Study

**APPENDIX TO AGENDA  
(LATE REPRESENTATIONS)**

**Planning and Highways Committee** 19 November 2020

**Item No.** 7

**Application Number** 127538/FO/2020 &  
127539/LO/2020

**Ward** Piccadilly Ward

**Description and Address**

**Planning Permission:** Erection of 11 storey building on site of 67 Piccadilly, as a Hotel (Use Class C1) with associated ground floor retail and leisure uses (Use Class A3 (Restaurant and Café), A4 (Drinking Establishment) and D2 (hotel leisure gym/fitness area)); provision of flexible amenity space at roof level; installation of external plant at roof level; provision of new public realm and associated works following demolition of 67 Piccadilly/4 - 6 Newton Street ('67 Piccadilly') including internal and external alterations to 69-75 Piccadilly (Halls Building) (comprising refurbishment and infilling of an existing rear void of to provide a 9-storey infill) relating to the reuse, refurbishment of the building for use along with the new 11 storey building.

**Listed Building Consent:** Internal and external alterations to 69-75 Piccadilly (Halls Building) (including refurbishment and infilling of an existing rear void of to provide a 9-storey infill and formation of connections) relating to the reuse, refurbishment and extension of the building for use along with an adjacent new 11 storey building as a Hotel (Use Class C1) on site of 67 Piccadilly (application ref no 127538)

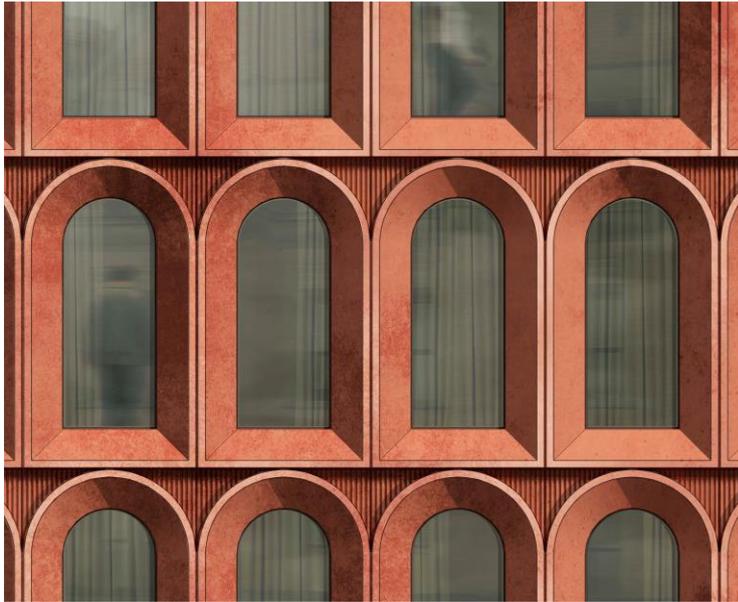
67-75 Piccadilly And 4-6 Newton Street, Manchester M1 2BS

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**1. Director of Planning - Further Observations/Modifications**

Images of the proposals are set out below

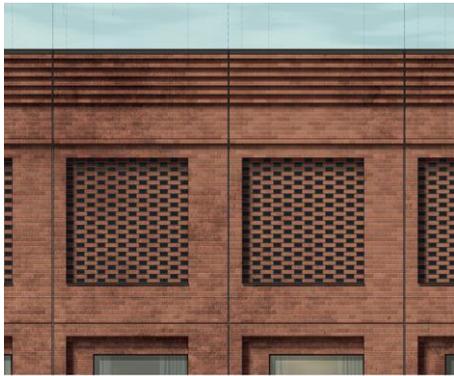








VIEW FROM PROBABLY





**APPENDIX TO AGENDA  
(LATE REPRESENTATIONS)**

**Planning and Highways Committee** 19 November 2020

**Item No.** 8

**Application Number** 126912/FH/2020

**Ward** Crumpsall Ward

**Description and Address**

Erection of a two-storey side extension and a single storey rear extension together with the installation of a front dormer, including a Velux window and a dormer to the rear, porch and canopy to form additional living accommodation

1C Ardern Road, Crumpsall, Manchester, M8 4WN

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**1. Director of Planning**

It is recommended that the item is differed pending the receipt of further information from the applicant in respect of this planning application.