

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 February 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 Head 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 February 2019

Item No. 6

Application Number 121709/FO/2018

Ward Didsbury West
Ward

Description and Address

Change of use from retail (Class A1) to restaurant (Class A3) with new shop front and extraction flue to rear

111 Lapwing Lane, Manchester, M20 6UR

1. Head of Planning – Further comments/Modifications to conditions

There was a typing error within Opening Hours section of the report which should reflect the wording of condition no.3. The section should read as follows:

Hours of Use – The proposed hours of use are as follows:

Monday to Friday: 12:00 – 23:00

Saturday: 12:00 – 23:00

Sundays and Bank Holidays: 12:00 - 23:00

The hours proposed are similar to the opening hours of Pizza Express (97 Lapwing Lane), Chilli Banana (105-107 Lapwing Lane) and Wine and Wallop (99 Lapwing Lane) which all open at 11:00 and close between 23:00 and midnight. Environmental Health have reviewed the opening hours and have raised no concerns with the proposed times.

A condition of the approval could restrict the closing of roller shutters during the daytime as discussed in The Use section of the report.

The recommendation of the Head of Planning remains to **Approve** the application.

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 14 February 2019

Item No. 7

Application Number 121410/JO/2018

Ward Chorlton Park
Ward

Description and Address

Variation of Condition no.8 attached to planning permission ref: 34033 to extend the opening hours to: 6.00am to midnight seven days a week

McDonalds, 312-316 Barlow Moor Road, Manchester, M21 8AY

1. Head of Planning – Further comments/Modifications to conditions

Condition 1 in the printed report has been included in error (time period for implementing the original development) as it is not required as the development for the restaurant was implemented. The current application is to vary the opening hours only, this condition should therefore be removed from any decision issued.

In order to clarify proposed condition 4 and that this relates to customer parking an amendment is required to the wording of this condition to read:

The car parks immediately to the south of 324 Barlow Moor Road and immediately to the west of Park Place as shown on the submitted location plan shall not be used by customers during the following hours: 06.00 – 08.00 seven days a week, and 23.30 – 00.00 Sunday to Thursday

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan.

The recommendation of the Head of Planning remains to **Approve** the application.

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 14 February 2019

Item No. 8

Application Number 121380/FO/2018

Ward Piccadilly Ward

Description and Address

Erection of a part 31, part 13, part 5 storey building to form 373 residential apartments (Use Class C3a) and 12 serviced apartments (Use Class C1) together with a ground floor commercial unit (408 sqm) (Use Class A1, A2 or A3) with associated car parking, public realm and other associated works following demolition of existing buildings

Swan House, Swan Street, Manchester, M4 5DF

1. Head of Planning

The following additional conditions are recommended:

- Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the premises shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

- Prior to the demolition of the building, a relocation strategy for the commercial uses shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, this shall include details of the support and assistance given to relocate the existing businesses and timescales for relocation. The approved strategy shall then be implemented and confirmation provided as to the effectiveness of the strategy within a timescale to be agreed in writing with the City Council, as Local Planning Authority.

Reason - To ensure that a strategy is in place to relocate the existing office use from the premises pursuant to policies SP1, EC1 and EC2 of the Manchester Core Strategy (2012).

- Prior to the first occupation of the residential element of the scheme a signage strategy for the building (including commercial units) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented and used to inform any future advertisement applications for the building.

Reason – In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

The recommendation remains Minded to Approve subject to the signing of a section 106 agreement in respect of onsite affordable housing and public realm improvements in the New Cross area.

APPENDIX TO AGENDA (LATE REPRESENTATIONS)

Planning and Highways Committee 14 February 2019

Item No. 9

Application Number 120893/FO/2018

Ward Ancoats & Beswick Ward

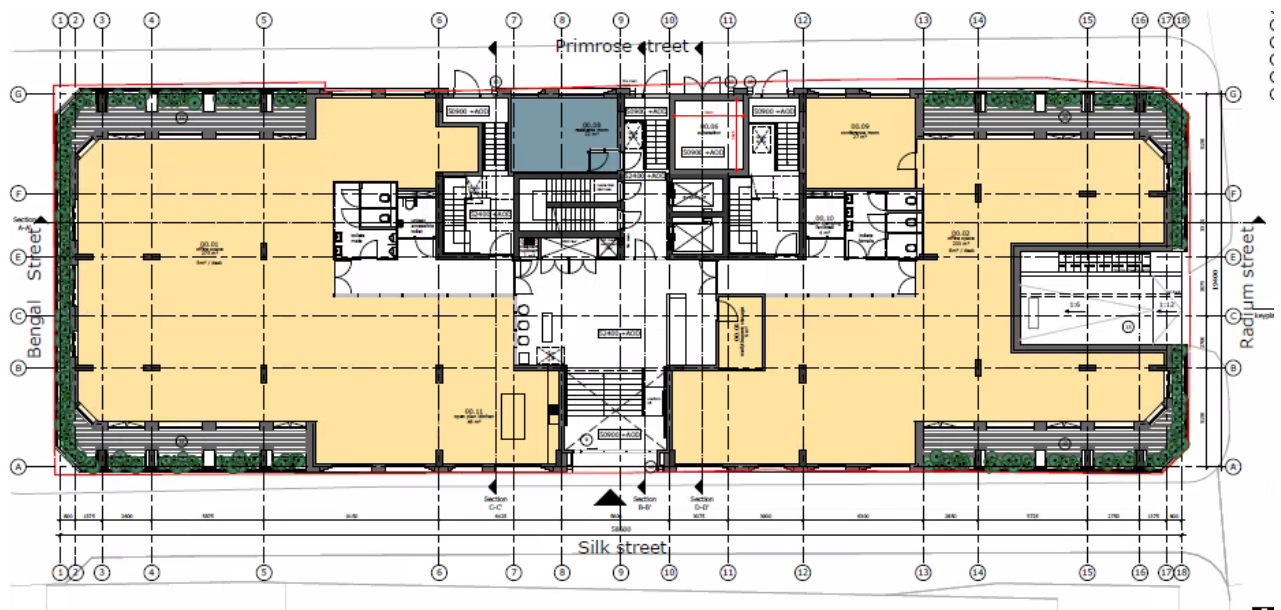
Description and Address

Erection of a 9 storey building to form ground, first and second floor office accommodation (Use Class B1) (3124 sqm) together with 75 residential apartments (Use Class C3a) with associated car parking, amenity provision and other associated works following demolition of existing buildings

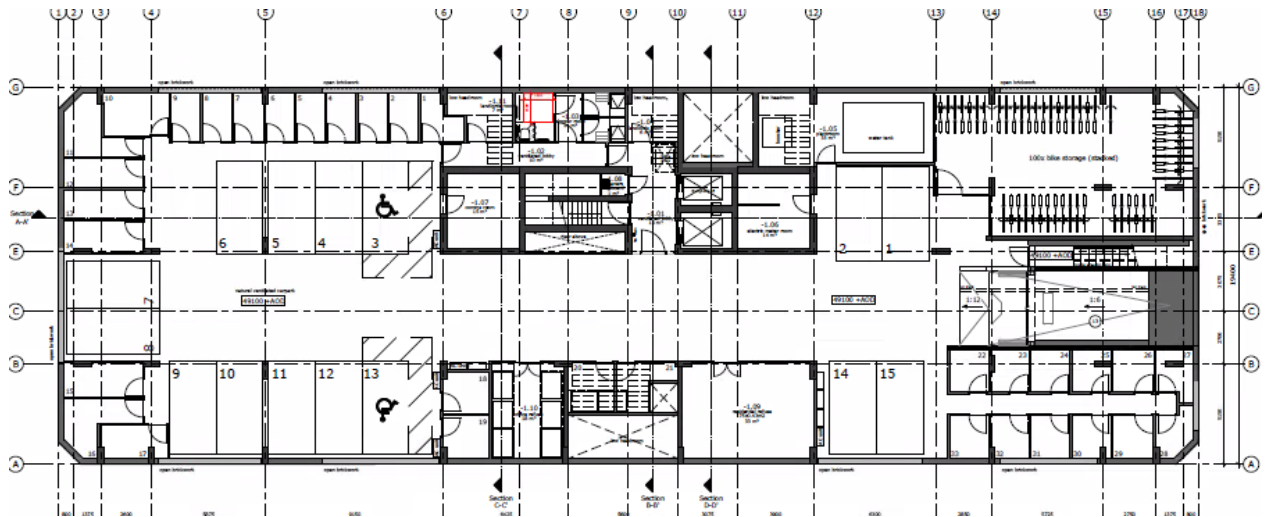
Land Bounded By Bengal Street, Primrose Street, Radium Street And Silk Street, Manchester, M4 6AQ

1. Head of Planning

Further drawings of the proposal are provided below:



Ground floor plan showing 'cut outs'



Basement layout



Elevation - Primrose Street

Elevation to Primrose Street (Victoria Square on the right)



Elevation - Silk Street

Elevation to Silk Street (Victoria Square on the left)



Elevation to Bengal Street (Shamrock public house to the right)

Ancoats, together with New Islington, has an established residential community. The area is also has a growing business community particularly for the location of small creative and tech based companies. As a result, there are emerging demands for space within the area for small businesses through to the creative technology sector together with developments that promote live/work arrangements.

The Ancoats and New Islington Neighbourhood Development Framework (NDF) states that for developments within the Ancoats Core *‘establishing complementary new employment and commercial space alongside, or as part of, new residential development will be critical to maintaining activity levels throughout the day’*.

This application proposes 3124 sqm of office space (use class B1) over 3 floors alongside the 75 residential homes. This office space is a major component of this mixed use scheme and is intended that SME business and start-ups will be targeted to occupy this space as part of growing the commercial offer in the area particularly within innovation sector. The office space will create 174-188 full time equitant jobs when fully occupied.

The office space will operate in a similar fashion to the applicant’s other office space in Ancoats ‘Jactin House’. This is co-working space and serviced offices which start from 14 sqm to 279 sqm and are aimed at SMEs who wish to start and grow their business in Ancoats by offering affordable and all-inclusive spaces in a modern well designed and professionally operated setting.

Occupiers can choose from day passes, a monthly arrangement comprising either a floating or fixed desk, or a private office. There are also a number of meeting rooms which can be booked. Occupiers can increase/decrease their desk requirements on a monthly basis if required, which naturally lends itself to start-ups and SMEs. There will be regular networking events and workshops to encourage collaboration between tenants.

This proposal meets the overall aspirations of the NDF which states that

“Ancoats and New Islington will certainly have a role to play in meeting demand from the growth of creative, cultural and digital industries as well as professional services. the area is a prime opportunity to accommodate a potential range of types of future employment floorspace in the city to support key growth sectors and the overall function of Manchester City Centre as a strategic employment location”

The scheme contributes positively to the aspiration of delivering office accommodation within this area. A minimum of 3 floors of office space is required at the site a proposition that is viable, manageable and cost efficient. The manner in which the office floor space is laid out would ensure maximum efficiency. This will sit alongside the 6 floors of residential that will provide 75 residential homes the majority of which will be larger accommodation and suitable for families.

The office and residential accommodation offered at this development provides clear public and regeneration benefits that would be able to be realised by developing the site in the manner proposed.

The low level of harm to the conservation area and setting of nearby listed buildings will be outweighed by these public benefits, and others as stated within the printed report, and will therefore comply with the requirements of paragraph 196 of the NPPF.

The following additional conditions are recommended:

- Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the premises shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

- Notwithstanding the provisions Class O of Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the three

floors of B1 office accommodation (as indicated on drawing BS-100 stamped as received by the City Council, as Local Planning Authority, on the 4 February 2019 and BS-101 and BS-102 stamped as received by the City Council, as Local Planning Authority, on the 3 August 2018) shall be retained for the purposes of Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of B1.

Reason – To safeguard the office accommodation as part of maintaining the supply of suitable and sustainable office accommodation in this part of the City particularly accommodation suitable for small business pursuant to policies SP1 and EC1 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

- Prior to the first use/occupation of the office or residential elements of the scheme (whichever is first) a signage strategy for the entire building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented and used to inform any future advertisement applications for the building.

Reason – In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

The recommendation remains Minded to Approve subject to the signing of a section 106 agreement which retains the development as a PRS scheme for a covenant period together with a review mechanism at a future date

**APPENDIX TO AGENDA
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Planning and Highways Committee 14 February 2019

Item No. 11

Application Number 121537/FO/2018

Ward Gorton & Abbey
Hey Ward

Description and Address

Proposed residential development comprising of 13 no. 2-storey houses, 102 no. apartments with associated car parking, boundary treatments and landscaping across two sites

Land Bounded By Pottery Lane, Gorton Lane, Belle Vue Street And Polesworth Close, Manchester, M12 5JD

1. Head of Planning - Further Observations/Modifications to Conditions

Consultations

1 further email has been received from Greater Manchester Police to state that there are no further comments to make on the earlier amendments to the proposals.

Waste Management Strategy

Further information has been received in relation to the proposed waste management strategy for the development. The applicant has confirmed that all properties will have adequate space provision within kitchens for separation of recyclable and non-recyclable waste. Each property will be provided with segregated bin provision within kitchens to provide for the 4no. waste streams. Exact details/sizes of individual containers cannot be confirmed at this stage however we anticipate providing in cupboard pull out units providing the following:

- 1no. bin/caddy for food waste of at least 10L capacity
- 1no. refuse bin of at least 20L capacity
- 1no. mixed pulpables bin of at least 20L capacity
- 1no. co-mingled bin of at least 20L capacity

This information combined with the details previously provided and outlined within the Officers report is now considered to be acceptable for this development. The email containing the above information has now been included within the waste management condition, and is worded as follows:

Condition 22

The development hereby approved shall be completed and operated in accordance with the Waste Management Strategy contained with the Design and Access Statement received on the 3 January 2019, the plan numbered

L1045 Rev A received on the 12 October 2018, the City Council's Waste Management Proforma stamped as received by the Local Planning Authority on the 1 February 2019 and the email received from OMI Architects dated 12 February 2019, in relation to the waste strategy for the residential accommodation hereby approved. The refuse arrangements shall be put in place prior to the first occupation of the development and remain in situ for as long as the development is in use.

Reason - To ensure adequate refuse arrangement are put in place for the commercial unit pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

Officers Comments

A comment raised by a local resident and outlined within the Consultations section of the officer's report requires further clarification. It has been stated that the outlook from the properties on Polesworth Close is going from a beautiful landscaped area to looking at a 6ft fence and a car park. However, the proposed boundary treatments for the site along Polesworth Close do not include a 6ft fence as this would have been considered to be unacceptable.

The front boundaries of the new houses proposed along Polesworth Close are a 400mm high brick wall with a stone coping and additional 600mm high metal railing. The treatment around the apartment block area is a 2100mm high metal railing with the metal plinth with tree planting alongside to help soften the appearance of the site and screen the car park beyond. Therefore, these boundary treatments and landscaping are considered to be appropriate for the development in this residential context.

Conditions

Amended Wording

Following an assessment of the conditions listed within the officer's report, the applicant has requested a minor amendment to the wording of Conditions 6, 11, 17, 21b and 27. As written, the pre occupation conditions do not provide the scope for a phased completion and occupation approach, which is a possibility in this scheme due to the development being split into 2 separate sites. Therefore, the applicant has therefore requested that additional wording is added to these conditions to allow Sites 1 and 2 to be completed and occupied in phases. Therefore, the wording of each of these conditions will be amended to read as follows:

"Prior to the first occupation of each phase of the development hereby approved (Sites 1 and 2),"

Additional Condition

In relation to Local Labour, it is recommended that a condition is included to be worded as follows:

Condition 30

Prior to the commencement of the development hereby approved, a proposed Local Employment Agreement strategy for the construction of the

development shall be submitted to and approved in writing by the City Council as the Local Planning Authority. The development shall then be constructed in accordance with the approved strategy.

Reason - To safeguard local employment opportunities, pursuant to policies SP1 of the Manchester Core Strategy (2012).

The inclusion of this condition has been agreed with the applicant.

Correction

It has been pointed out by the applicant that the dates given within the Pre-Commencement Condition section of the officer's report are not accurate. However, it has been confirmed in an email dated 12 February 2019 that the applicant is happy for the inclusion of all of the pre-commencement conditions listed in the report and above.

All of the issues raised above have been fully considered and the recommendation of APPROVE still remains.