

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 June 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 27 June 2019

Item No. 5

Application Number 122897/FO/2019

Ward Clayton &
Openshaw Ward

Description and Address

Proposed redevelopment of vacant land to create 66 no. 2, 3 and 4 bedroom dwellings incorporating new access roads off Bank Street and Tartan Street, pavements and associated landscaping and boundary treatments.

Land On The Corner Of Bank Bridge Road And Tartan Street Adjacent To And Comprising Ilk Street And Alpine Street, Manchester M11 4GD

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

The following reports to the Council's Executive clarify that this site is a brownfield site, which has been through a Compulsory Purchase process to facilitate new housing development, rather than forming open space.

A Report was made to Executive on 16 January 2008 for the Proposed City Manchester (Alpine Street, Clayton) Compulsorily Purchase Order 2008.

A further report was considered by the Executive on 18 March 2015. This report provides a summary of the proposals to deliver a comprehensive regeneration scheme in the Ben Street area of the Ancoats and Clayton Ward (including this site). The report outlines the scope of the project and the proposal for the City to fund all elements of the works thus allowing for any profits to be retained by the City.

The report confirmed that the Ben Street neighbourhood was made up of 244 terraced properties and a cleared development site. A significant number of properties were empty, largely as a result of the poor appearance of the area with such a high proportion of boarded up.

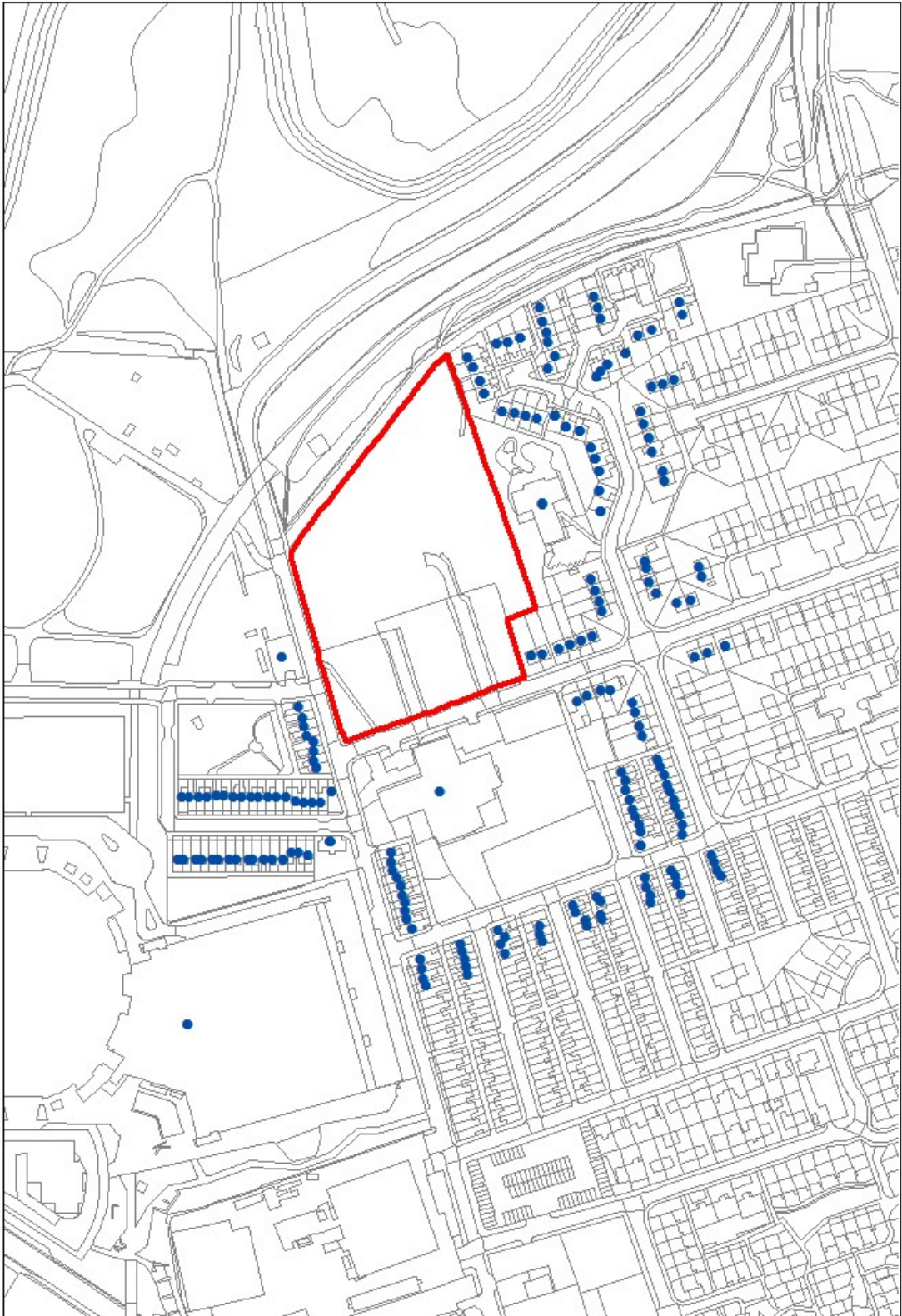
Previous attempts had been made to regenerate this area of East Manchester and to tackle the issue of long term void properties, and reference was made to the January 2008 report to Executive setting out plans to bring forward the comprehensive redevelopment of the Ben Street area and the approval the seeking of a Compulsory Purchase Order at Alpine and Ilk Street in Clayton. Whilst the CPO did not progress the majority of the land interests were acquired by voluntary agreement and the entire area was cleared of all buildings.

The report of the previous Executive meeting in March 2015 outlined a preferred option of the Council bringing forward and self-funding the development of new homes for market sale.

A further report is due to be considered by the Executive on 26 June 2019, on proposals for the compulsory purchase of the sites of two former dwellings houses within the Ilk and Alpine street within the Clayton (20 and 22 Ilk Street).

The recommendation remains to APPROVE the proposed development

Due to a technical issue, the map showing the neighbouring properties notified of the application was omitted from the original report. A copy is shown below.



**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 27 June 2019

Item No. 6

Application Number 122042/00/2018

Ward Levenshulme Ward

Description and Address

Outline planning application for the erection 57 dwellings, with all matters reserved expect for access, with associated access off Cringle Road, car parking, landscaping and other associated works

Land Off Cringle Road, Manchester

Due to a technical issue, the map showing the neighbouring properties notified of the application was omitted from the original report. A copy is shown below.



APPENDIX TO AGENDA (LATE REPRESENTATIONS)

Planning and Highways Committee 27 June 2019

Item No. 7

Application Number 122945/FO/2019

Ward Ardwick Ward

Description and Address

Erection of a 7 storey building to form 96 residential apartments (Use Class C3a) with associated car parking, amenity space, boundary treatment, landscaping and other associated works following demolition of existing buildings

328-336 Stockport Road, Manchester M13 0LE

1. Consultees

Neighbourhoods – The site at 338-344 Stockport Road has been derelict for 20 years. Given its prominence on the A6 Stockport Road it represents a major blight. The City Council has made substantial investments in the Ardwick Ward to create attractive residential neighbourhoods and provide the facilities to meet the needs of the local community. Examples of this include the construction of a new high school, the Dean Trust Ardwick (on the opposite side of Stockport Road) and new housing on the adjacent sites.

The site has been the subject of numerous complaints from the public and its development will represent significant progress in the regeneration of Ardwick.

2. Head of Planning

The comments of Neighbourhoods Services welcoming the redevelopment of the site and the regeneration benefits this will bring are noted.

The following additional condition is required should planning permission be granted:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 (or any order revoking and re-enacting that Order with or without modification) the apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3(a) 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).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; 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.

In addition, amendments are required to the following planning conditions:

- Condition 3 – ‘Local Labour’
 - a) Prior to the commencement on the construction of the proposed development hereby approved (excluding demolition works), details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority
- Condition 4 ‘Drainage’
 - Notwithstanding the detailed drainage strategy prepared by Curtins stamped as received by the City Council, as Local Planning Authority, on the 8 March 2019, (a) construction work associated with the proposed development shall not commence (excluding demolition) until a scheme for the drainage of surface water for the development has been submitted for approval in writing by the City Council as the Local Planning Authority
- Condition 5 ‘Ground Conditions’
 - Notwithstanding the preliminary risk assessment prepared by BEK Geo-Environmental Consulting Engineers (reference BEK-18469-1) stamped as received by the City Council, as Local Planning Authority, on the 8 March 2019, (a) construction work associated with the proposed development shall not commenced (excluding demolition) until the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority
- Condition 7 ‘Materials’
 - Prior to any above ground works (a) a programme for the issue of samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority, the programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining in and a strategy for quality control management

The recommendation remains **Minded to Approved** subject to the signing of a section 106 agreement in relation to affordable housing and amenity improvements at Coverdale Community Centre.

Due to a technical issue, the map showing the neighbouring properties notified of the application was omitted from the original report. A copy is shown below.



APPENDIX TO AGENDA (LATE REPRESENTATIONS)

Planning and Highways Committee 27 June 2019

Item No. 8

Application Number 123261/FO/2019

Ward Hulme Ward

Description and Address

Erection of a part 8 and 9 storey building located on Arundel Street and Worsley Street, a part 11 and 23-storey residential building located on the Mancunian Way and refurbishment and conversion of the existing DOT Building to form 355 residential apartments in total (Use Class C3a) together with commercial uses (Use Classes A1, A2, B1, D1 and D2) along with associated car parking, cycle parking, access, landscaping and other associated work

Land Bounded By Worsley Street, Arundel Street, Ellesmere Street and Egerton Street, Manchester M15 4JZ

1. Local Members

Councillor Nigel Murphy (Hulme Ward Councillor) – Wishes to acknowledge the work the developer has undertaken with the local community since the previous application. Whilst there are still reservations locally regarding the overall design, scale and massing, it is recognised that the developer has sought to rectify some of the concerns regarding the wider impact on the community.

Cllr Murphy would like to see affordable housing on site, however, notes that an independent assessment has been made and a suitable contribution to affordable housing within the City will be made.

Taking the above matters into account, Cllr Murphy wishes to support the development.

2. Objections

An objection has been received from Councillor William Jeavons from the adjacent ward (Deansgate).

Councillor Jeavons states that the erection of a 23 storey tower and 9 storey building would, by virtue of its siting, scale and appearance, result in a form of development that would be overly dominant and would harm the form, character and setting of the Castlefield Conservation Area and the setting of the adjacent grade two star listed former St George's Church. The conservation area is a fundamental part of the immediate environment which these towers will impact on and further dilute this heritage, community and conservation asset.

3. Consultees

Aerodrome Safeguarding (Manchester Airport) – The safeguarding authority has advised that any cranes or other tall equipment required during construction may present a hazard to aircraft and will need to be assessed separately to ensure that aircraft safety is protected. Guidance on this should form an informative of any planning approval.

4. Head of Planning

The comment of support from Cllr Murphy is noted. In particular, that notwithstanding the fact there are still some reservations within the local community, there is a recognition of the community consultation that has taken place by the developer which has resulted in changes to the scheme to minimise the impact of the development on the local community. Furthermore, there is an appropriate sum for offsite affordable housing in the City.

The comments of Cllr Jeavons are noted. The scheme is in Hulme not the Deansgate ward. The report provides a detailed consideration of the scheme on Listed Buildings and the conservation area.

The following informative should be imposed on any planning permission:

Cranes, whilst are temporary, can be a hazard to air safety/ the developer or crane operator must therefore contact Manchester Airport's Control of Works Office using the details provided below, at least 21 days in advance of intending to erect a crane or other tall construction equipment on the site. this is to obtain a tall equipment permit and to ascertain if any operating restrictions would be required. Any operating restrictions that are subsequently imposed by Manchester Airport must be fully complied with. Email: control-of0works@magairports.com

The following condition should also be imposed on any planning permission in the interest of preventing the residential accommodation from be used as serviced apartments etc.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 (or any order revoking and re-enacting that Order with or without modification) the apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3(a) 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).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; 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.

The recommendation remains **Minded to Approved** subject to the signing of a section 106 agreement in relation to affordable housing.

Due to a technical issue, the map showing the neighbouring properties notified of the application was omitted from the original report. A copy is shown below.



APPENDIX TO AGENDA (LATE REPRESENTATIONS)

Planning and Highways Committee 27 June 2019

Item No. 9

Application Number 121375/FO/2018 &
121447/FO/2018

Ward Piccadilly Ward

Description and Address

Construction of a 22 storey building comprising 361 residential apartments (122 x 1 bed 2 person, 119 x 2 bed 3 person, 94 x 2 bed 4 person, 21 x 3 bed 5 person and 5 x 3 bed 6 person (34% 1 bed, 59% 2 bed and 7% 3 bed) ground floor commercial floorspace (Use Classes A1 (Shop), A3 (Restaurant and Cafe), A4 (Drinking Establishment) and A5 (Hot Food Take-away) associated landscaping, including new public realm and pedestrian route, together with servicing, cycle parking, access and other associated works following demolition of buildings at 20-22 and 24-26 High Street and 5 market stalls to Church Street.

20 - 36 High Street Including Church Street Market Stalls, Manchester, M4 1QB

And

Erection of one and two storey market stalls for flexible commercial uses (Use Classes A1, A3 and A5) at ground and first floor (following demolition of a wall) and the and related access, landscaping and other associated works (temporary 5 year period)

Land Bound by The Northern Quarter Multi-storey Carpark, Church Street And Red Lion Street, Manchester, M4 1PA

1. The Public/Local Opinions

A further representation states that the new plans do look fantastic but the current building is a cracking piece of powerful and distinctive architecture from its era. Its style has largely fallen out of favour but is a building of interest to Manchester. They feel that the demolition of 24-36 High Street would be a mistake and would erase a building whose architecture tells a tale of a key part of Manchester's history.

2. Consultee Comments

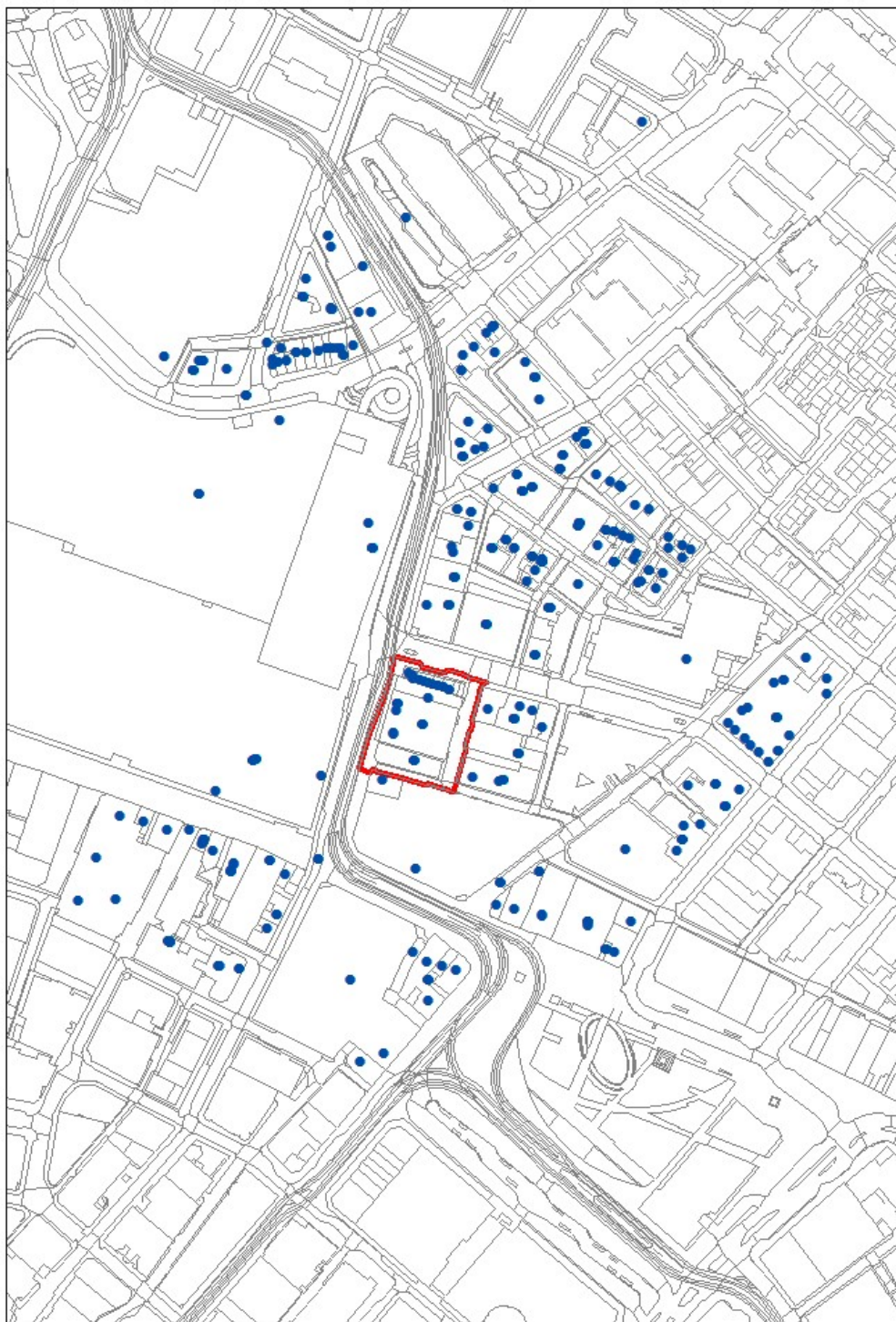
Manchester Markets – Have confirmed that on the basis that the current Church Street Market will not be removed without the replacement market stalls on Church Street being constructed and that current traders can be located to those units should they wish that they have no objection to the applications.

3. Head of Planning - Further Observations

The merits of the existing building at 24-36 High Street and the case to support its demolition are covered in the Committee Report.

Due to a technical issue, the maps showing the neighbouring properties notified of the applications were omitted from the original report. Copies of the maps are shown below.

121375/FO/2018





APPENDIX TO AGENDA (LATE REPRESENTATIONS)

Planning and Highways Committee 27 June 2019

Item No. 10

Application Number 122523/FO/2019

Ward Piccadilly Ward

Description and Address

Erection of part 17 (plus mezzanine level), part 6 storey building and the conversion with single-storey rooftop extension of the existing building at 1 & 3 Back Turner Street (comprising 13 x 1-bedroom, 1 person apartments, 9 x 1-bedroom, 2 person apartments, 24 x 2-bedroom, 3 person apartments, 13 x 2-bedroom, 4 person apartments, 6 x 3-bedroom, 6 person apartments (65 total)) above ground floor commercial floorspace (Class A1 (Shop), A2 (Financial and Professional Services), A3 (Café and Restaurant), A4 (Drinking Establishment) B1 (Office) and D2 (gym and cinema) use with associated landscaping and other works following demolition of existing buildings at 30 & 32 Shudehill and 1 & 3 Nicolas Croft.

Land Bound By Back Turner Street, Shudehill, Soap Street And High Street
Manchester

1. The Public/Local Opinions

A letter of support notes that the scheme would result in heritage conservation and prevent further deterioration of the site which would not occur should the proposal be refused.

The extensive consultation process enabled anyone who wished to make detailed representations to do so. The key positive outcomes from this included:

- The retention of the warehouse;
- The retention of features of the building for example, the fire escape on the Thomas St elevation; and
- The inclusion of a small pocket park which will make a meaningful contribution to making the NQ a cleaner, greener place for all.

They understand that the viability of the project relies on the construction of the taller building on Shudehill and note that its height is no taller than the buildings which are part of the areas landscape such as the CIS tower, Angel Square, the Arndale Tower and the Crowne Plaza and that the juxtaposition of the modern and retained building is characteristic of the development of the area

They point to past failures to preserve the NQ's heritage which has created areas of desolation and loss of buildings. They believe that the City Council should be doing all in its power to preserve the area's heritage.

3 further letters of objection have been received making a total of 33. These make the following additional points:

- The use of glass as a contextually appropriate material is questioned. The site should be read as part of the Northern Quarter and not the more modern developments beyond
- The brickwork on High Street would not be visible from Shudehill or Nicholas Croft.
- The application is a simplistic, soulless, ill-conceived, meritless and cynical attempt to cash in on the recent growth and prosperity of the Northern Quarter. The building has absolutely no place in a heritage quarter and will irreparably damage, diminish and adversely affect the quality of life for the people who live, work and socialize in the district.
- There is a lack of parking for residents, congestion could result from servicing which could also impact on Metrolink operation.
- The private garden space would encourage inward looking resident's not communal green space.
- Adverse impacts on the rights to privacy of existing residents.
- The development would overshadow adjacent communal external spaces.
- No letters have been issued to residents by the developer about the new application.
- The sedum roof is only a small attempt to tackle existing high levels of pollution.

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

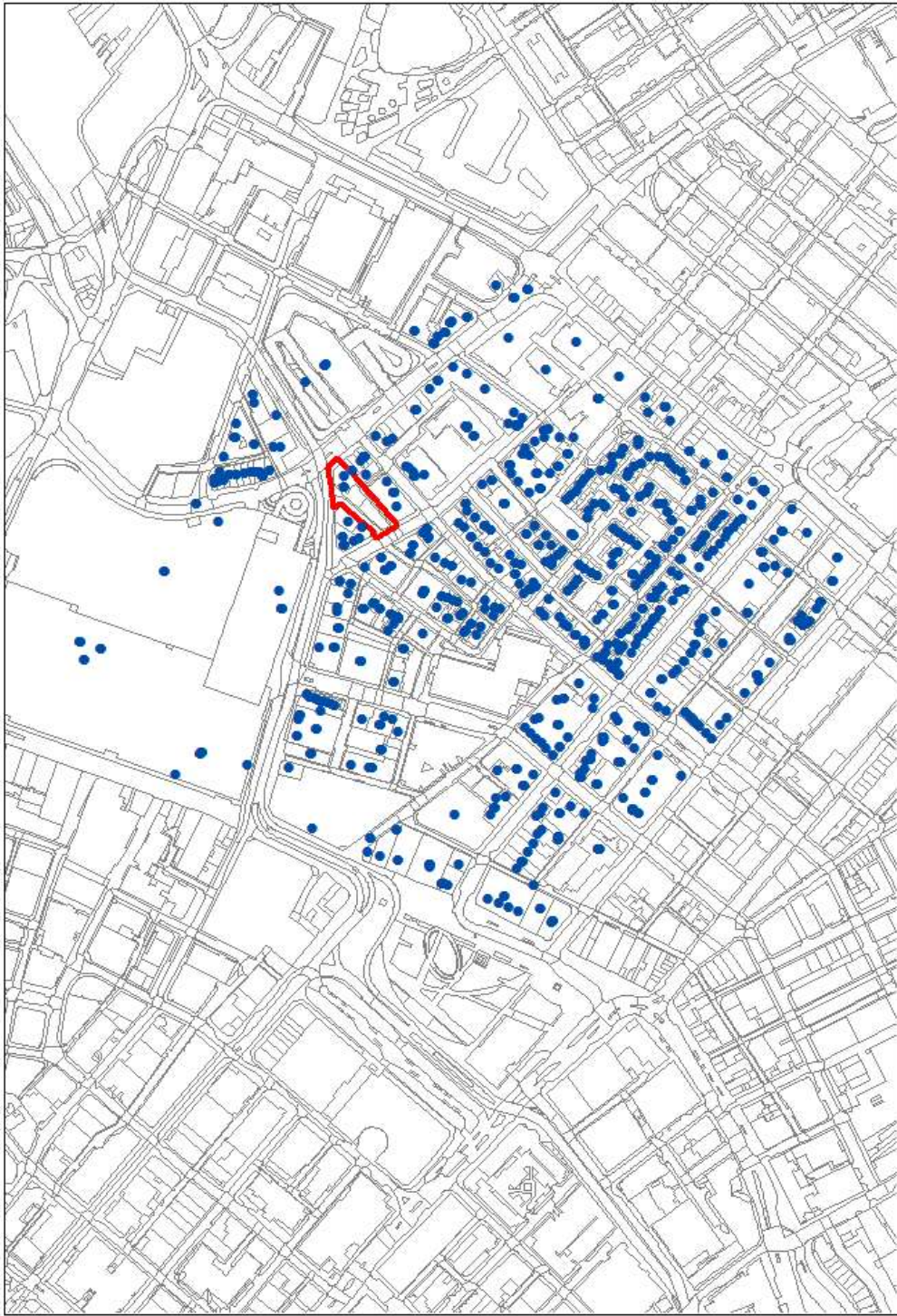
The majority of the points set out above from objectors have been dealt with in the report however the following is noted:

- Issues in relation to rights of light is a private matter and the amenity issues are addressed in the report.
- There are no rear gardens or amenity spaces, as defined by the BRE, surrounding the proposal that need to be assessed for overshadowing.
- The Head of Highways Services has not raised any concerns in relation to the principle of the proposed servicing arrangements.
- The proposed pocket park and street trees would improve the street level environment and provide a facility for new and existing residents.

Condition 25 (Residential Management Strategy) has been amended to include details of how impacts on external appearance from blinds, curtains and any other privacy screening to windows would be managed.

The applicants have confirmed that the aspiration is that the use of blinds / curtains will be managed through the implementation of a residential management plan. The 'base build' will make provision for drapes i.e. containment. Drapes will be double skin to allow for consistent external appearance, whilst allowing residents to personalise the inner skin.

Due to a technical issue, the map showing the neighbouring properties notified of the application was omitted from the original report. A copy is shown below.



APPENDIX TO AGENDA (LATE REPRESENTATIONS)

Planning and Highways Committee	27 June 2019	Item No(s).	11 & 12
Application Number	122464/FO/2019 & 122466/FO/2019	Ward	Sharston Ward

Description and Address

Erection of 2 no. 4 bedroom bungalows and 1 no. 2 bedroom bungalows with parking, gardens and amenity space
Land At Junction Of Honford Road And Broadoak Road, Manchester

And

Erection of 4 no. two bed bungalows with associated parking and landscaping works
Land At Junction Of Panfield Road And Broadoak Road, Manchester

1. Local Residents/Local Opinion

Brownley Green Action Group - A 198 signature petition has been submitted by the action group to reinforce their comments contained within the main body of the two reports. They have reiterated their request that the applicant and the City Council work with the action group to amend the proposals along the following lines:

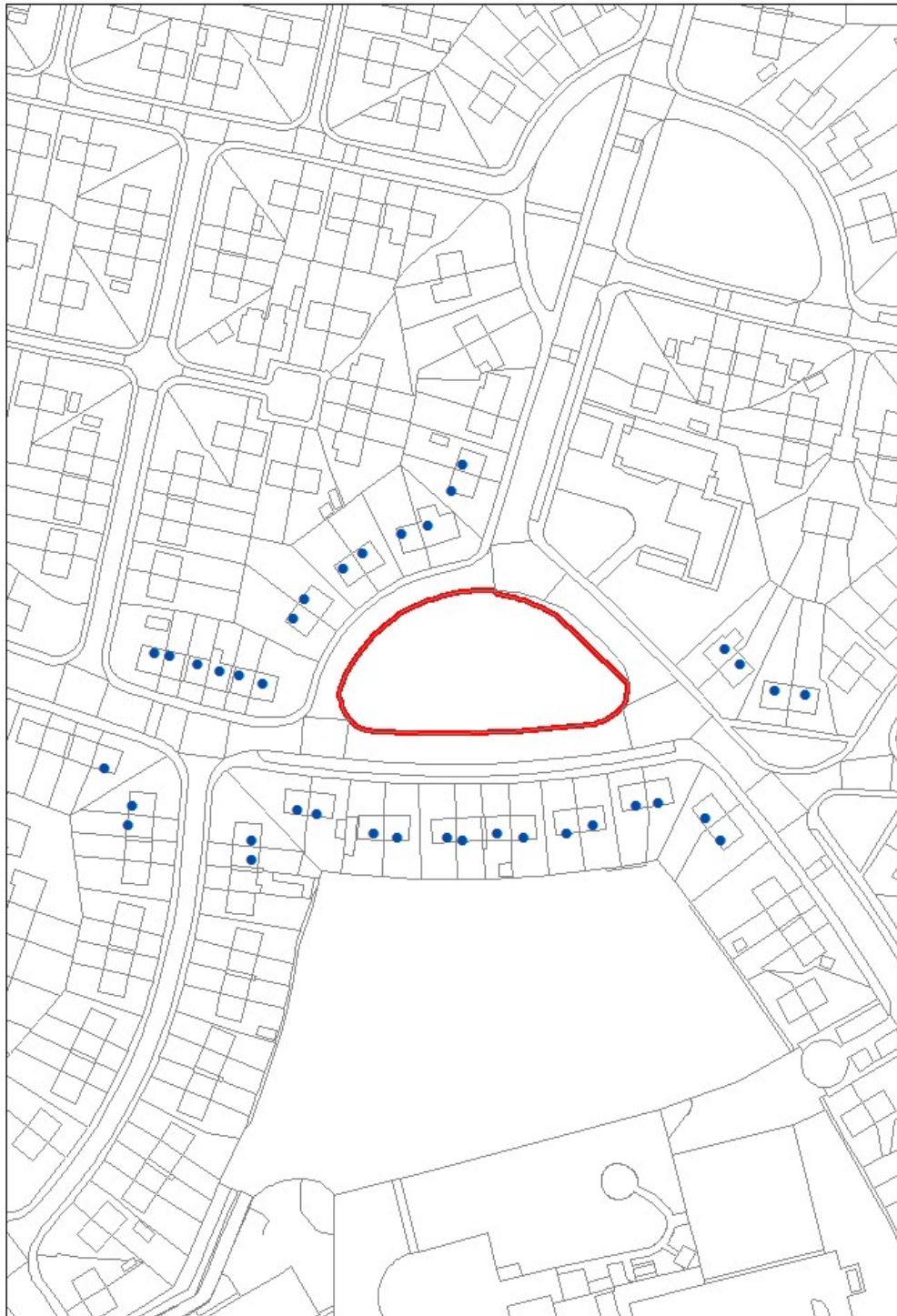
- i. Build two bungalows on each green or
- ii. Preserve one green entirely for informal play space and communal use and build all four bungalows on one green.

2. Head of Planning - Further observations/comments

As has been detailed in the main body of the report, both applications are considered acceptable and this is reflected in their respective recommendations.

The recommendation remains **APPROVE** for both applications.

Due to a technical issue, the maps showing the neighbouring properties notified of the applications were omitted from the original report. Copies are shown below.





**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 27 June 2019

Item No. 13

Application Number 122638/FO/2019

Ward Woodhouse Park
Ward

Description and Address

Development of a combined bussing and motor transport service centre consisting of a part single/part two storey motor transport building, a single storey bus washing building, provision of a public long stay car park (2,700 car parking spaces), amendments to the layout of Wilmslow Old Road, together with the provision of landscaping and surface water drainage infrastructure and the demolition of four residential properties (Vicarage Cottages).

Land To The South Of Wilmslow Old Road And To The West Aviation Viewing Park,
Manchester, WA15 8XQ

1. Local Residents

Correspondence has been received from a resident of one of the Vicarage Cottages. The resident has stated they were not consulted and that the applicant has misleadingly stated in their submission documents that all the residents of Vicarage Cottages were informed when in fact they were not.

2. Applicant/Agent

The applicant has stated that they have undertaken a number of discussions with the residents of 2, 3 and 4 Vicarage Cottages (no. 1 is vacant) about the proposal and the requirement to vacate should the application be approved.

3. Head of Planning - Further observations/comments

The resident has already submitted comments in relation to this application which have been fully considered and reported in the committee papers.

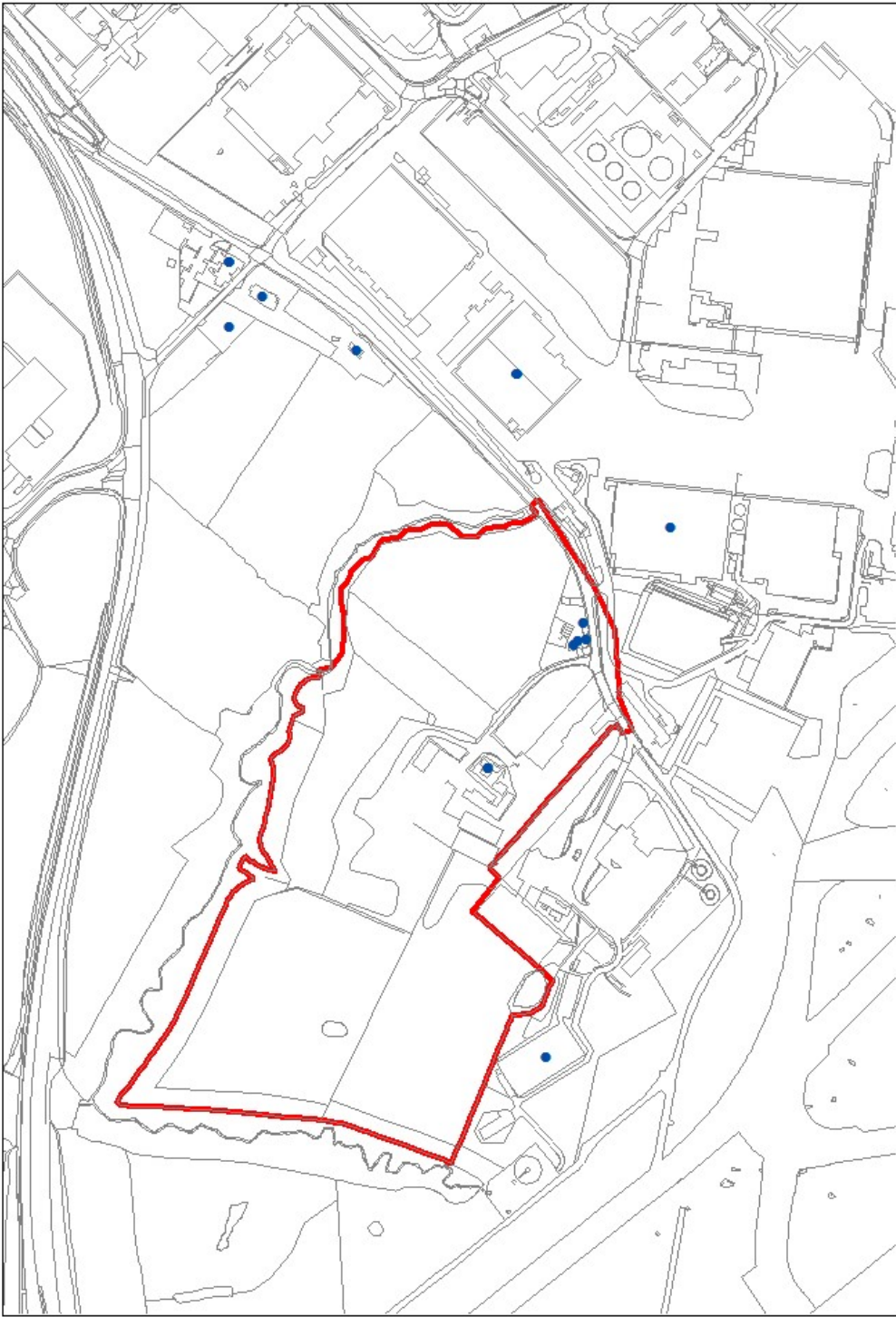
Following the receipt of an additional plan detailing the location of the Great Crested Newt mitigation ponds, it is suggested that condition no. 12 be amended to read as follows:

12) Prior to the development commencing, details of the Great Crested Newt mitigation, based on drawing no. 60578226-MAN-CBB-DR-08-001 R1 stamped as received on 20th June 2019, shall be submitted to and approved by the City Council as local planning authority. The approved scheme shall be provided prior to any works taking place and thereafter retained.

Reason – To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Core Strategy.

The recommendation remains: **APPROVE**

Due to a technical issue, the map showing the neighbouring properties notified of the application was omitted from the original report. A copy is shown below.



**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 27 June 2019

Item No. 14

Application Number 119100/FO/2018

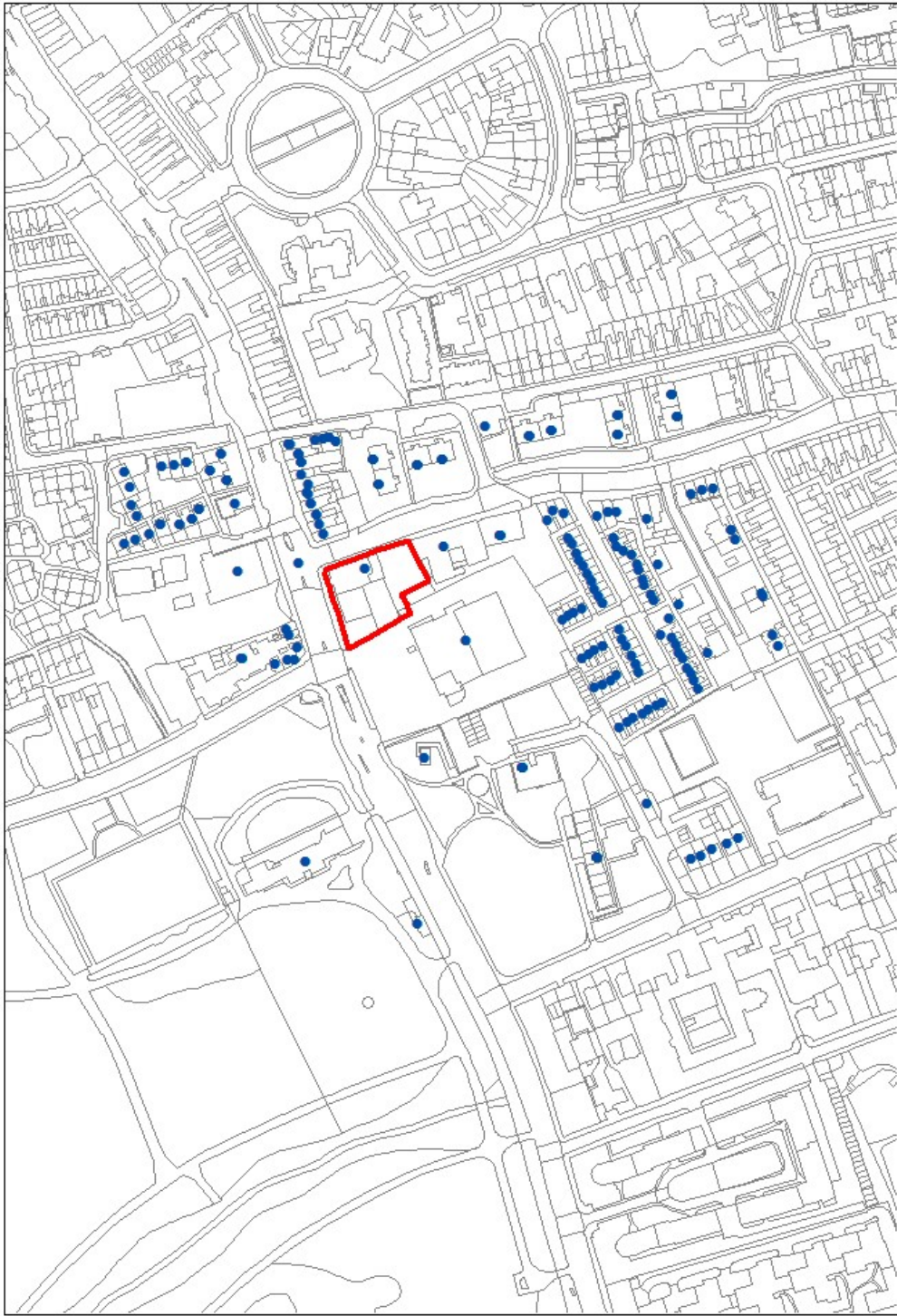
Ward Rusholme Ward

Description and Address

Erection of a part two, part three, part four and part five storey building to provide 8 ground floor A1 retail / A2 financial and professional services at ground floor and 35no. apartments above with associated access, parking and landscaping arrangements

Former Hardys Well Public House, 257 Wilmslow Road, Manchester M14 5LN

Due to a technical issue, the map showing the neighbouring properties notified of the application was omitted from the original report. A copy is shown below.



APPENDIX TO AGENDA (LATE REPRESENTATIONS)

Planning and Highways Committee 27 June 2019

Item No. 15

Application Number 123274/FO/2019

Ward Rusholme Ward

Description and Address

Erection of a 2 storey teaching block and re-arrangement of the associated car park

Xaverian College, Lower Park Road, Manchester, M14 5RB

1. Further consultee response

MCC Neighbourhood Services (Arborists) – Have reviewed the submitted documents and make the following comments. The positioning of the proposed 2 storey teaching block means the foot print of the building slightly encroaches into the root protection zones of a handful of trees on this site.

They have reviewed the submitted Arboricultural method statement and have no objection to the proposed development subject to adequate tree protection being installed prior to any building work commencing. All root protection encroachment falls below the accepted tolerance level of 20%.

Due to the amount of category B and C trees within influencing distance of the proposed development it is suggested that the applicant embed an independent Arboricultural consultant into the project to oversee any tree related pruning / excavation works within the trees protection zone.

The applicant has proposed to remove a tree (ref T42) to allow for development and replace with a heavy standard within the line of trees. It is recommended that mitigation in the form of 2 heavy standard replacements is sought due to scope on this site for mitigation planting.

2. Head of Planning - Further observations/comments

In response, proposed condition 6 (retained trees) ensures that the approved tree protection measures outlined within the submitted Tree report are adhered to during construction works, in addition the arboricultural method statement including the way in which works are to be carried out in relation to trees is an approved document as set out in condition 2.

It is also proposed that condition 11 relating to the submitted tree replacement scheme be amended to ensure that a new scheme for two trees is submitted for approval. The amended condition 11 is proposed to read:

Notwithstanding the approved documents and drawings within three months of the commencement of development a scheme for the planting of 2 no. replacement trees on the site shall be submitted and approved in writing by the City Council as local planning authority. The submitted scheme shall include the details of the species, size, location and timescale of the replacement trees to be planted. The development shall be carried out in accordance with the approved scheme and evidence that the replacement scheme has been implemented shall be submitted to and approved by the City Council within one month of the planting of the trees.

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

Due to a technical issue, the map showing the neighbouring properties notified of the application was omitted from the original report. A copy is shown below.

