

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 25 July 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 25 July 2019

Item No. 5

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 Environmental Health (Contaminated Land) – Further to the submission of further ground investigation information it has been confirmed that the pre-commencement element of the proposed condition number 3 has been complied with.

2. Head of Planning - Further observations/comments

In response to the above an amendment would be required to condition 3 to read:

When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

In addition a minor amendment is required to condition 12 to read:

The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences.

Upon completion of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

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

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 25 July 2019

Item No. 6

Application Number 121945/FO/2018

Ward Whalley Range
Ward

Description and Address

Erection of 4no. two-storey, four bed dwellinghouses with accommodation in the roof, with associated parking, boundary treatment, and landscaping with vehicular access from Alness Road, following demolition of existing tennis club house

English Martyrs Tennis Club, Alness Road, Manchester, M16 8HW

1. Applicant/Agent

The applicant has indicated that the lighting for the site will be provided within low level bollards, which are indicated on the submitted site plan drawings. The applicant has also indicated that the road will be unadopted.

2. Consultation responses

GMP – have responded and requested the addition of a Secured by Design condition.

Cllr Razaq (Whalley Range Ward Councillor) – has written in support of the proposed development.

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

Resident's had raised concerned in relation to glare from lighting within the site. The applicant has confirmed that the lighting will be low level and it isn't considered that the lighting proposals would cause any undue harm to the residential amenities of neighbouring properties.

A secured by design condition is already within the suggested conditions list.

The Head of Planning's recommendation remains **MINDED TO APPROVE** subject to Section 106 agreement for access gates to the tennis courts at Alexandra Park.

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 25 July 2019

Item No. 7

Application Number 123330/FO/2019

Ward Baguley Ward

Description and Address

Erection of a four storey building to form 10 self-contained flats, with associated undercroft car parking

Land Adjacent To 303 Greenbrow Road, Manchester, M23 2UH

1. Applicant

The applicant has confirmed that the service road to the rear of the commercial units to the north of the application site is outside of his control.

The applicant has provided additional information detailing the sustainable credentials of the development in the updated Design and Access Statement. The development proposes thermally efficient boilers to each apartment, a fabric first approach with favourable U-values for walls, roof, floors, party walls, doors and windows and a careful specification of tap flow rates to minimise water consumption.

2. Head of Planning

Following consultation with Highways, it is recommended that condition 18 of the original report, is replaced with a condition requiring details of a servicing and management strategy as set out below:

Prior to first occupation of the development hereby approved, details of a servicing and management strategy for vehicular access and egress to the rear of the commercial units at 303-315 Greenbrow Road, shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be retained for the duration that the development is occupied.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

The recommendation of the Head of Planning remains to **APPROVE** for the reasons set out in the committee report.

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 25 July 2019

Item No. 8

Application Number 123437/FO/2019

Ward Piccadilly Ward

Description and Address

Demolition of existing buildings to facilitate construction of an 11 storey building with external terrace to form a mixed use development comprising office use (Use Class B1) and ground floor commercial units (Use Classes A1, A2, A3, A4, B1 and D2); creation of a new public square and associated landscaping, undercroft car and cycle parking, provision of plant and servicing and related access and highways' works and associated works.

4 Angel Square Corporation Street Manchester M4 4DU

1. Head of Planning

Due to a drafting error within the report, for completeness the recommended planning conditions are detailed below.

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

Drawings

10257-SHP-Z0-XX-XP-A-B5D3-G000-001, 10257-SHP-Z0-XX-XP-A-B5D3-G100-001, 10257-SHP-Z0-XX-XP-A-B5D3-B500-001, 10257-SHP-Z0-XX-XP-A-B5D3-JC20-001, 10257-SHP-Z0-EE-XE-A-B5D3-G100-001, 10257-SHP-Z0-EN-XE-A-B5D3-G100-001, 10257-SHP-Z0-ES-EX-A-B5D3-G100-001, 10257-SHP-Z0-EW-XE-A-B5D3-G100-001, 10257-SHP-Z0-XX-PL-A-B5D3-G000-001, 10257-SHP-Z0-XX-PL-A-B5D3-G000-002, 10257-SHP-Z1-XX-PL-A-B5D3-G100-001, 10257-SHP-Z1-LG-PL-A-B5D3-G200-001, 10257-SHP-Z1-00-PL-A-B5D3-G200-001, 10257-SHP-Z1-01-PL-A-B5D3-G200-001, 10257-SHP-Z1-07-PL-A-B5D3-G200-001, 10257-SHP-Z1-10-PL-A-B5D3-G200-001, 10257-SHP-Z1-11-PL-A-B5D3-G200-001, 10257-SHP-Z1-RF-PL-A-B5D3-G200-001, 10257-SHP-Z1-XX-PL-A-B5D3-G200-001, 10257-SHP-Z1-00-PL-A-B5D3-F000-001, 10257-SHP-Z1-AA-SE-A-B5D3-G200-001, 10257-SHP-Z1-BB-SE-A-B5D3-G200-001, 10257-SHP-Z1-CC-SE-A-B5D3-G200-001, 10257-SHP-Z1-DD-SE-A-B5D3-G200-001, 10257-SHP-Z0-EW-EL-A-B5D3-G000-001, 10257-SHP-Z1-

EE-EL-A-B5D3-G200-001, 10257-SHP-Z1-EN-EL-A-B5D3-G200-001, 10257-SHP-Z1-ES-EL-A-B5D3-G200-001, 10257-SHP-Z1-EW-EL-A-B5D3-G200-001, 10257-SHP-Z1-XX-3D-A-B5D3-G200-001, 10257-SHP-Z1-XX-3D-A-B5D3-G200-002, 10257-SHP-Z1-TY-DE-A-B5D3-G251-001, 10257-SHP-Z1-TY-DE-A-B5D3-G251-002, 10257-SHP-Z1-TY-DE-A-B5D3-G251-003, 10257-SHP-Z1-TY-DE-A-B5D3-G251-004, 10257-SHP-Z1-TY-DE-A-B5D3-G251-005, 10257-SHP-Z1-TY-DE-A-B5D3-G251-006 and 10257-SHP-Z1-TY-DE-A-B5D3-G251-007.

10257-SHP-Z0-XX-PL-A-B5D3-G000-001, 10257-SHP-Z0-XX-PL-A-B5D3-G000-002, 10257-SHP-Z0-XX-XP-A-B5D3-G100-001, 10257-SHP-Z1-00-PL-A-B5D3-G100-001, 10257-SHP-Z1-LG-PL-A-B5D3-G100-001, 10257-SHP-Z1-XX-PL-A-B5D3-G100-001

All stamped as received by the City Council, as Local Planning Authority, on the 1 May 2019

Supporting information

Design and access statement, BREEAM pre-assessment, archaeological desk based assessment, crime impact statement, planning statement, ventilation statement, wind microclimate, air quality assessment, energy statement, environmental standards statement, TV and radio impact assessment, statement of community involvement, acoustic and vibration report, ecology report, daylight and sunlight assessment, flood risk assessment, drainage strategy, ground survey, heritage statement, waste management strategy, transport assessment and interim travel plan

All stamped as received by the City Council, as Local Planning Authority, on the 1 May 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.

3) No soft-strip, demolition or development groundworks shall take place until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSI shall cover the following:

1. A phased programme and methodology of investigation and recording to include:
 - archaeological building record (Historic England level 2)
 - archaeological evaluation through trial trenching
 - dependent on the above, targeted open area excavation and recording (subject to a separate WSI)
2. A programme for post investigation assessment to include:

- production of a final report on the results of the investigations and their significance.
3. Deposition of the final report with the Greater Manchester Historic Environment Record.
 4. Dissemination of the results of the archaeological investigations commensurate with their significance.
 5. 5 Provision for archive deposition of the report and records of the site investigation.
 6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason - In accordance with policy EN3 of the Manchester Core Strategy and saved policy DC20 of the UDP, to record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible.

4) No demolition shall take place until a scheme to reinstate the land following demolition have been submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this scheme shall include details of how the site will be surfaced, landscaped and secured (including timescales) in the event demolition takes place and redevelopment of the site does not take immediately. The scheme shall be implemented within 3 months of the completion of the demolition at the site and thereafter retained and maintained until the site is developed.

Reason – In the interest of visual amenity and to ensure that the condition of the site is left in a suitable condition following demolition pursuant to policies SP1 and DM1 of the Core Strategy (2012) and saved policy E3.3 of the Unitary Development Plan for the City of Manchester (1995).

5) Prior to the commencement of the demolition, a detailed construction management plan outlining working practices during demolition shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- Display of an emergency contact number;
- Details of Wheel Washing;
- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Routing strategy and swept path analysis;
- Parking of construction vehicles and staff; and
- Sheeting over of construction vehicles.

The demolition shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

6) Prior to the commencement of the development (excluding demolition), a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- Display of an emergency contact number;
- Details of Wheel Washing;
- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Routing strategy and swept path analysis;
- Parking of construction vehicles and staff; and
- Sheeting over of construction vehicles.

The development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

7) a) Prior to the commencement of the development (excluding demolition), 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. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason – The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

8) Notwithstanding the details submitted within the flood risk and drainage assessment stamped as received by the City Council, as Local Planning Authority, on the 1 May 2019, (a) the development shall not commence (excluding demolition) until a scheme for the drainage of surface water from that phase of the new development shall be submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:

- Maximise use of green SuDS in design
- Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for climate change in any part of a building;
- Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.
- Hydraulic calculation of the proposed drainage system;
- Construction details of flow control and SuDS elements.

(b) The development shall then be constructed in accordance with the approved details, within an agreed timescale.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

9) Notwithstanding the ground conditions report stamped as received by the City Council, as Local Planning Authority, on the 1 May 2019, (a) before the development hereby approved commences (excluding demolition), the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- Submission of the site investigation and updated final risk assessment;
- Submission of a remediation strategy.

Once approved, the development shall then be carried out in accordance with the approved details.

(b) When development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the development.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before

the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason – There is evidence of site contamination at the application site which requires further consideration and examination. In particular, details of outstanding gas monitoring is required to be submitted for consideration and an appropriate remediation strategy prepared. This is pursuant to policy EN18 of the Manchester Core Strategy (2012).

10) Prior to the commencement of development (excluding demolition), (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, drawings to illustrate details of full sized sample panels that will be produced. The panel to be produced shall include jointing and fixing details between all component materials and any component panels, details of any external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames, a programme for the production of the full sized sample panels and a strategy for quality control management;

(b) All samples and specifications shall be submitted to and approved in writing in accordance with the programme as agreed under part (a). The approved materials shall then be implemented as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

11) Prior to the first occupation of the development, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include:

- Verification reporting providing photographic evidence of construction;
- Management and maintenance plan for the lifetime of the development which shall include the arrangements adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason – To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance

mechanism for the lifetime of the development pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

12) (a) Notwithstanding drawings 10257-SHP-Z0-XX-PL-A-B5D3-G000-001, 10257-SHP-Z0-XX-PL-A-B5D3-G000-002, 10257-SHP-Z0-XX-XP-A-B5D3-G100-001, 10257-SHP-Z1-00-PL-A-B5D3-G100-001, 10257-SHP-Z1-LG-PL-A-B5D3-G100-001, 10257-SHP-Z1-XX-PL-A-B5D3-G100-001 stamped as received by the City Council, as Local Planning Authority, on the 1 May 2019, prior to the first occupation of this development, details of hard and soft landscaping treatments (including tree planting, street tree planting, boundary treatments and appropriate samples of materials of hard landscaping etc) shall be submitted to and approved in writing by the City Council as local planning authority.

(b) The approved scheme shall be implemented prior to the first occupation of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

13) Prior to the first use of the development hereby approved, full details of the specification and locations of bat and bird boxes, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The bat and bird boxes shall be installed prior to the completion of the development and therefore be retained and remain in situ.

Reason - To ensure the creation of new habitats in order to comply with policy EN15 of the Manchester Core Strategy (2012).

14) The development hereby approved shall be carried out in accordance with the Environmental Standards and energy statement stamped as received by the City Council, as Local Planning Authority, on the 1 May 2019. A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

15) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least a 'very good' rating. Post construction review certificate(s) shall be submitted to, and approved in writing by the City Council as local planning authority, before any of the buildings hereby approved are first occupied.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

16) (a) Prior to the first use of the development hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval. For the avoidance of doubt, externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 db (L_{aeq}) below the typical background (L_{a90}) level at the nearest noise sensitive location.

(b) The approved scheme shall be implemented and prior to the first use of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

17) The development hereby approved shall be carried out in accordance with site waste management strategy with the design and access statement and drawing 10257-SHP-Z1-LG-PL-A-B5D3-G200-001 stamped as received by the City Council, as Local Planning Authority, on the 1 May 2019. The details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ.

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

18) Prior to the first use of the development, details of a scheme to extract fumes, vapours and odours from the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first occupation of the residential element and thereafter retained and maintained in situ.

Reason – To ensure appropriate fume extraction is provided for the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC10 of the Unitary Development Plan for the City of Manchester (1995).

19) The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme shall be submitted for

approval in writing by the City Council, as Local Planning Authority before the first use of the development hereby approved. The approved scheme shall be implemented in full prior to the first use of development and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

20) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

21) The development shall be carried out in accordance with the Crime Impact Statement prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 1 May 2019. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

22) The development shall be carried out in accordance with the interim travel plan stamped as received by the City Council, as Local Planning Authority, on the 1 May 2019

In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those working at the development;
- ii) a commitment to surveying the travel patterns of staff during the first three months of the first use of the building and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first occupation of the building, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for occupants, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

23) Prior to the first use of the building, the provision of 212 cycle spaces, as indicated on drawing 10257-SHP-Z1-LG-PL-A-B5D3-G200-001 stamped as received by the City Council, as Local Planning Authority, on the 1 May 2019 shall be implemented and retained and maintained in situ for as long as the development remains in use.

Reason – To ensure there is sufficient cycles stand provision at the development and the occupants in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

24) Prior to the first use of the development hereby approved, the car parking layout, as indicated on drawing 10257-SHP-Z1-LG-PL-A-B5D3-G200-001 stamped as received by the City Council, as Local Planning Authority, on the 1 May 2019 shall be laid out, demarcated and made available. The car parking layout shall be retained and maintained for as long as the development remains in use.

Reason – To ensure car parking is available for the development pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012).

25) Prior to the first use of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm in relation to shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

- Footway improvement and reinstatement works around the perimeter of the application site including provision of street trees. These footway improvements shall include details of materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the pavement and the line of the proposed building/public realm;
- Alternation/re-instatement works to the highway to create new access including modification to the signalised junction at Corporation Street/Munster Street and new signage.

The approved scheme shall be implemented and be in place prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012) and in accordance with the NOMA masterplan.

26) Prior to the first use of the use of the development, 26 electric car charging points shall be installed within the car parking area in accordance with a scheme submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented prior to the first use of the development and made available and thereafter retained for as long as the development is in place.

Reason – In the interest of promoting alternatives and minimising the impact of the development on air quality pursuant to policies EN16 of the Manchester Core Strategy (2012).

27) Notwithstanding the TV reception survey stamped as received by the City Council, as Local Planning Authority, on the 1 May 2019, within one month of the practical completion of the and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area a study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception - In the interest of residential amenity, as specified in policy DM1 of Core Strategy.

28) Prior to the first use of the development hereby approved 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).

29) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the premises shall only be used for offices (Use Class B1) and ancillary ground floor commercial uses A1 (excluding convenience retail), A2, A3, A4, B1 and D2 and for no other purpose.

Reason – In the interest of retaining the provision of office space within the development pursuant to policies EC1, EC4 of the Manchester Core Strategy (2012) and the NOMA masterplan.

30) The commercial units, as indicated on drawing 10257-SHP-Z1-00-PL-A-B5D3-G200-001 stamped as received by the City Council, as Local Planning Authority, on the 1 May 2019 can be occupied as A1 (excluding convenience retail), A2, A3, A4, B1 and D2. The first use of each commercial unit to be implemented shall thereafter be the permitted use of that unit and any further change of use may be the subject of the requirement of a new application for planning permission or subject to the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, ensuring the vitality of the units and in the interest of residential amenity, pursuant policy DM1 of the Core Strategy for Manchester.

31) The commercial units as shown on drawing 10257-SHP-Z1-00-PL-A-B5D3-G200-001 stamped as received by the City Council, as Local Planning Authority, on the 1 May 2019, shall remain as separate units and shall not be sub divided or amalgamated without the benefit of planning permission being secured.

Reason- In the interests of residential amenity and to ensure the future viability and vitality of the commercial units pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1, C5 and SP1 of the Manchester Core Strategy.

32) Prior to the first use of the development hereby approved, a servicing management strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented as part of the development and remain in place for as long as the development remains in use.

Reason – In the interest of highway and pedestrian safety pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012).

33) When the development is first occupied, deliveries, servicing and collections including waste collections shall not take place outside the following hours:

Monday to Saturday 07:30 to 20:00

Sundays (and Bank Holidays): 10:00 to 18:00

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

34) Prior to the first use each of the commercial units, as indicated on drawing 10257-SHP-Z1-00-PL-A-B5D3-G200-001 stamped as received by the City Council, as Local Planning Authority, on the 1 May 2019, details of the opening hours shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved opening hours shall then become the operating hours for the commercial units.

Reason - In interests of amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

35) Prior to the first use each of the office accommodation, details of the opening hours shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved opening hours shall then become the operating hours for the commercial units.

Reason - In interests of amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

36) The roof terrace as shown on drawing 10257-SHP-Z1-10-PL-A-B5D3-G200-001 stamped as received by the City Council, as Local Planning Authority, on the 1 May 2019 shall not be open outside the following hours:-

Monday to Saturday 08:00 to 23:00

No use of the roof terrace on Saturday and Sundays

There shall be no amplified music or sound on the roof terrace at any time.

Reason - In interests of amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

37) Prior to the first use of each of the commercial units as indicated on drawing 10257-SHP-Z1-00-PL-A-B5D3-G200-001 stamped as received by the City Council, as Local Planning Authority, on the 1 May 2019, details of any roller shutters to the ground floor of the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt the shutters shall be fitted internally to the premises. The approved details shall be implemented prior to the first occupation of each of the commercial units and thereafter retained and maintained in situ.

Reason – To ensure that the roller shutters are appropriate in visual amenity terms pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

38) The development hereby approved shall include for full disabled access to be provided to all areas of public realm and via the main entrances and to the floors above.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1.

39) In the event that any of the commercial units, as indicated on drawing 10257-SHP-Z1-00-PL-A-B5D3-G200-001 stamped as received by the City Council, as Local Planning Authority, on the 1 May 2019 are occupied as an A3 or A4 use, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority.

These details are as follows:

Management of patrons and control of external areas. For the avoidance of doubt this shall include:

- * An Operating Schedule for the premises (prevention of crime and disorder, prevention of public nuisance, Management of smokers)
- * Details of a Dispersal Procedure
- * Mechanism for ensuring windows and doors (other than entrance / egress doors) remain closed after 9pm

The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

40) Prior to the first use of each of the ground floor commercial units, as indicated on drawing 10257-SHP-Z1-00-PL-A-B5D3-G200-001 stamped as received by the City Council, as Local Planning Authority, on the 1 May 2019, details of how the commercial units will be acoustically insulated and treated to limit the break out of noise shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include a noise study of the premises and a scheme of acoustic treatment. For the avoidance of doubt, where entertainment noise is proposed the Laeq (entertainment noise) shall be controlled to 10 db below the La90 (without entertainment noise) in each octave band at the façade of the nearest noise sensitive location.

(b) The approved scheme shall be implemented and prior to the first use of each of the commercial units, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

41) All windows at ground level, unless shown otherwise on the approved drawings detailed in condition 2, shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

42) Prior to any above ground works, a wind mitigation proposal for corporation street shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first use of the building and thereafter retained and maintained in situ.

Reason – In order to ensure the wind environment in the local area remains suitable pursuant to policy DM1 of the Manchester Core Strategy (2012).

Informatives

- Any signage, wayfinding, banners or any other advertisements to be installed in and around the application site for the purpose of the promotion of the developments and routes to it may require consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
- Whilst the building to be demolished has been assessed as very low risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

The recommendation remains **APPROVE** subject to the above conditions.

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 25 July 2019

Item No. 10

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

Further details of the late representations for these applications will be provided in due course.

Before and After Images

View 1: High Street Towards Market Street.



View 2: High Street from the Arndale



View 3: High Street towards Shudehill



View 4: Church Street towards Birchin Lane



View 5: Church Street towards High Street



View 6: Birchin Lane



View 7: High Street

