

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 25th July 2013

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'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 25th July 2013

Plans List No. 5

Application Number 102599/FO/2013/N1

Main Agenda No.

Ward Ancoats And Clayton Ward

Description and Address

Installation of 3 no. Modular Buildings, pedestrian footpaths, laying out of car park, play areas and associated boundary treatments to accommodate a temporary school for a period of 2 years.

Land Bounded By Jersey Street And Harriet Street Adjacent To Mozart Close, Manchester, M4 6AL

1. Officers/Outside Bodies

Additional comments have been received from Neighbourhood Services (Highways). They would like the applicant to investigate the need for Traffic Regulation Orders in relation to keep clear markings on the adjacent highway.

2. Head of Planning - Further Observations

Following receipt of these additional comments from Highway Services the Head of Planning recommends a further condition be attached to any approval relating to the submission and approval of details of any necessary Traffic Regulation Orders required.

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning & Highways Committee Thursday 25th July 2013 **Plans List No. 8**

Application Number 100991/OO/2013/N2

Main Agenda No.

Ward

BRADFORD

Description and Address

OUTLINE APPLICATION for development comprising 1 no. 8 storey block and 1 no 9 storey block to form 144 residential apartments with associated access, car parking and landscaping with all matters to be considered: and OUTLINE APPLICATION for a detached building to form an A1 Retail Unit (316sqm) with all matters reserved at Milliners Wharf Phase 2, Munday Street, Off Pollard Street, Manchester, M4 7BD.

The Public/Local Opinion

Further comments have been received from an objector that has already made representations on the application previously. The comments made are as follows:

1. It is not believed that this new building will target local residents or people wanting to live in the local area for an extended period of time. This in itself will cause issues with the potential for students moving in causing antisocial and noise issues, as has been clearly demonstrated at the Green Quarter development which is plagued by students blaring music all night and throwing things off balconies, as well as illegal activity.
2. There is a potential for the closeness of the building to the tram track causing a blind spot meaning it is very difficult to see trams approaching from Holt Town as you drive out of the development.

Ward Councillors

Previous comments have been reported from Councillor Rosa Battle, however a further email of objection has now been received from Councillor Neil Swannick in support of the residents. The grounds for the objection are that the layout is not appropriate, as it will deprive existing residents of their privacy and access to daylight and sunlight.

Applicant/Agent

The agent has now provided information in relation to the potential impact wind tunnelling at the site. This is as follows:

Wind Statement

Tall buildings over a certain height can, if not designed sensitively, adversely effect the environmental quality of surrounding areas through the diversion of high speed winds to ground level. However, the impact of this can be mitigated through good design and sensitive siting. In the case of Milliners Wharf Phase 2 we do not consider that wind diversion will be an issue given the height of the proposed buildings, the position of the buildings on site and the cladding materials proposed. The proposed buildings are not considered tall enough to create an issue as they are only 27m high. They are comparable in height to the surrounding buildings and the same height as the existing Phase 1 building. The buildings have also been sensitively positioned on

site and the proposed materials carefully chosen. In summary, the buildings height, positioning on site and proposed materials will help to mitigate any perceived wind effects on pedestrians circulating around the building at ground level and those utilising the podium garden. In addition, the buildings will also be designed to resist wind loadings and this will be dealt with at detailed design stage through the specification and specialist drawings.

Head of Planning

Further Observations/Modifications to Conditions/Reasons For Approval

The additional objections that have been received have been fully considered and are covered in detail within the Officers report. The issues of the nature of the accommodation, residential amenity, loss of sunlight and privacy and highways issues have all been thoroughly addressed within the report.

The Head of Planning acknowledges the information that has been provided by the agent in relation to wind tunneling. It is considered that as the previously consented 22 storey tower has been removed from this scheme, the tall building element and the impact of such has been significantly reduced. The proposed scheme includes an 8 and a 9 storey building that are the same height as the existing Phase 1 building and only 1-2 storeys higher than the proposals approved previously under application 075171/FO/2005/N2. Any additional information that may be received in relation to this matter will be reported to Committee.

In light of the above, the Head of Planning's recommendation of **MINDED TO APPROVE** remains.

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee	25 th July 2013	Plans List No.	
Application Number	101482/FO/2013/N2	Main Agenda No.	13
		Ward	Levenshulme

Description and Address

Erection of a 2-storey dwelling house with associated boundary treatment at vacant land adjacent 136 Brailsford Road, Levenshulme

1. **Officers/Outside Bodies**

2. **Head of Planning – Further Observations / Modifications to Conditions / Reasons for Refusal**

The following photos are appended:

1. Photo 1 – The site with Council bins seen from middle of Brailsford Road
2. Photo 2 – The site seen from the middle of the plot

Photo ①



Photo ②



**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 25th July 2013

Plans List No. 14

Application Number 102607/FO/2013/C1
102626/LO/2013/C1
102629/CC/2013/C1

Ward City Centre

Description and Address

Erection of 14 storey building above lower ground floor and refurbishment and restoration of City Buildings to create hotel accommodation (187 bedrooms) above associated hotel bar and restaurant uses at ground floor with ancillary basement accommodation (City Buildings) and ground floor space for Class A1 (Shop) or Class A2 (Financial and Professional Services) Use, or Class A3 (Restaurant and Cafe Use)(New Build) and associated works to adjacent pavements and to facilitate the servicing of the building, following demolition of 40-44 Long Millgate

Listed Building Consent for internal and external alterations to City Buildings to facilitate its reuse and incorporation into proposed hotel development.

Conservation Area Consent for demolition of 40-44 Long Millgate.

4. **Head of Planning - Further Observations/Modifications to Conditions/Reasons for Refusal**

Application no's should read 102607/FO/CITY1/2013, 102626/LO/CITY1/2013 and 102629/CC/CITY1/ 2013.

Conditions 27 and 29 are to be merged in a revised condition as there is some cross over in the issues that these cover.

Additional drawings showing the location of proposed ventilation for the development have been added to the approved drawings condition and the locations are considered to be acceptable in terms of their impact on the character and fabric of the listed building.

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways 25th July 2013
Committee

**Plans List
No. 15**

Application Numbers
102356/FO/2013/C2
102357/CC/2013/C2

**Main Agenda
No.**

**Ward
CityCentre**

Description and Address

Proposal Redevelopment of the site to provide a twelve-storey class B1 office building with Class A1, A2, A3, A4 or B1 retail / commercial uses at ground floor level, basement car parking and other associated works, following demolition of existing buildings.

Location Century House, Bennet House, Sussex House And Clarendon House, Land Bounded By Mosley Street, Dickinson Street, Back George Street And Nos. 77-79 Mosley Street / 14-16 Princess Street, Manchester

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The Public/Local Opinions

One further letter of objection has been received from a resident stating that the proposed building is inadequate in every sense as a replacement for Century House. Heritage should be a priority, and Century House is a beautifully restrained piece of neo-classical architecture with some lovely detail which could be incorporated into the redesign proposals.

It is further stated that St. Peters Square will turn into another Spinningfields, dominated by glass and steel edifices which appear as utilitarian, artistic wastelands, with the feature tracery wall looking tokenistic and insubstantial.

In addition, further late representations have been received from the group of residents who have already co-signed a letter of objection. These most recent representations, signed by 66 objectors, provides two alternatives to the proposed development, which both include the retention of Century House. The alternatives are shown as photo-montages, which have been forwarded to members of committee. It is stated that the alternatives are intended to demonstrate that it is perfectly possible to develop the site in a way that provides the same amount of floorspace as the application, retains Century House or its facade, shows more respect to the scale of the existing Mosley Street frontage, and so enhances the character and appearance of the conservation area, rather than destroying it.

The objectors urge committee to either reject the application, or to ask the applicant to meet with representatives of all objecting organisations to work out a detailed set of proposals

2. Officers/Outside Bodies

English Heritage.

Discussions have taken place between English Heritage and the applicant in order to address their concern regarding the elevation to Princess Street and it has been agreed that this would be treated in the same manner as that to Oxford Street. Accordingly, EH now fully support the scheme.

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

As set out in the main report, the demolition of Century House is necessary for the comprehensive development of the site. English Heritage fully supports the scheme including the removal of Century House. The proposed building is considered appropriate to the civic context of St Peters Square. All the issues raised by the demolition of Century House are fully addressed in the report.

Formal agreement to the proposed revised elevation as agreed with English Heritage can be achieved through the imposition of the recommended condition (35), as detailed in the report to committee.

**APPENDIX TO AGENDA
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Planning and Highways Committee	25 July 2013	Plans List No.	16
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Application Number	102533/JO/2013/S1	Main Agenda No.	
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Ward

Description and Address

Variation of condition no.13 attached to planning approval ref 094755/FO/2010/S1 to use obscure glazing on the third floor only

Cosgrove Hall Court, Albany Road, Chorlton-Cum-Hardy, Manchester, M21 0AW

1. Public/Local opinion

One of the local residents, whose objection is included in the main report, has visited the site and has made further comments. She has suggested that as a compromise the variation be extended to the windows on the second floor of the east elevation as well, as she considers that views from that floor also invade the privacy of residents on Buckfast Close. She also points out that the communal corridor windows directly face the houses and that these windows on the second and third floors should also contain obscure glass.

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

The Head of Planning considers that there is a potential for overlooking from the top floor windows, but this reduces as you move down the building given the relationship described in the main report. The Head of Planning considers that there may be some enhancement by taking on the suggestion recommended by the objector. Nevertheless, the recommendation remains to approve the proposed change to the condition.

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 25th July 2013

Application Number 102154/JO/2013/S1

Main Agenda No. 17

Ward Chorlton

Description and Address

Variation of condition no.2 attached to planning permission ref: 046977/JO/SOUTH2/95 to allow increased opening hours: 0700 to 2300 hours seven days a week, Blockbuster Video Express 435 Barlow Moor Road, Chorlton, Manchester M21 8AU

1. **Applicant/Agent**

The applicant's agent has withdrawn the planning application.

2. **Head of Planning**

The application is therefore not being considered any further.

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 25th July 2013

Application Number 102550/FO/2013/S1

Main Agenda No. 18

Ward Old Moat

Description and Address

Retrospective Application for the enclosing of part of existing canopy to external seating area involving UPVC glazed screens. 110-112 Burton Road, Didsbury, Manchester, M20 1LP

1. **Head of Planning - Further Observations/Modifications to Conditions/Reasons for Refusal**

Condition 4 as printed in the report did not fully reflect all of the relevant policies and has been amended as below.

4)The premises shall not be open outside the following hours, unless otherwise agreed in writing by the City Council as local planning authority:-

Sunday - Thursday 8:00-23:30, Fridays&Saturdays 8am-midnight

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with Policies SP1 and DM1 of the Core Strategy and Saved policies DC10 and DC26 and the Unitary Development Plan for the City of Manchester.

In respect of the application for advertisement consent, revised plans have been received for consideration.