

Our Ref: NL/RM/04C001435
Your Ref: 128837/FO/2020



16 February 2022

Anthony Mitchell
Manchester City Council
Floor 6 Town Hall Extension
PO Box 532
Manchester
M60 2LA

Dear Anthony,

137 Oxford Road, Manchester, M1 7DY: (LPA Ref. 128837/FO/2020) Submission of Supplementary Information

I write with regard to the currently pending full planning application (LPA ref: 128837/FO/2020) for the proposed rooftop extension at 137 Oxford Road, Manchester, M1 7DY. Following a review of the statutory consultee comments submitted during the determination period, and further discussions with Manchester City Council ("MCC") planning officers, I write on behalf of Soller Group ("the Applicant") to submit revised plans to address the key points raised.

This letter addresses the following points in turn: design; heritage and noise.

Council Comment 1: The extension must be single storey, lightweight, mainly glazed and set back from the façade. It must also respond to the architectural design of the existing building.

Clients Response: The proposal now incorporates a single storey glazed extension which will be set back from the main façade. New window will also align with existing openings to respond to the existing architectural design.

Council Comment 2: Frameless glass must be used within the front floor openings.

Clients Response: In response to this, the revised design now proposes frameless glass within the front ground floor openings of the commercial units.

Council Comment 3: Existing window openings must be retained.

Clients Response: As illustrated on the revised drawings, the existing window openings are being retained and new grey windows are being proposed to replace the existing.

Council Comment 4: The existing elevation material must be retained and cleaned and must not be overclad.

Clients Response: The proposal now seeks to retain, clean and repair where necessary the existing stone cladding.

Based on the above the revised design fully addresses the comments made by MCC's Design and Conservation Officer and I am pleased that you have already confirmed informally that planning officers can support these amendments in principle, subject to reviewing the updated plans.

Full details of the updated design are contained in the Design and Access Statement Addendum and full suite of updated plans that accompany this covering letter.

It is our view that the design changes will not impact on the assessment or conclusions of the other technical reports originally submitted with the planning application, however, for completeness we have summarised the conclusions below.

Planning Assessment

Since the submission of the original planning application in December 2020, there have been no changes to the Development Plan or material considerations. Therefore we continue to conclude that the development proposals fully accord with the relevant policies of the Development Plan; promote the efficient use of land and the delivery of residential units in a sustainable location; and as such should be approved without delay.

Heritage

The site is not located within a Conservation Area and there are no heritage assets within the site boundary, however, presently the site detracts from the setting of a number of listed buildings due to its largely derelict and run-down appearance. It therefore presents an opportunity to enhance the architectural and urban qualities of the area. This is particularly important given the sites immediate setting.

As set out in the Planning Statement, the conclusions of the Heritage Assessment remain the same in that the revised proposals are considered to greatly enhance the current building which is currently a negative visual marker on this corner of Oxford Road and Grosvenor Street. The proposed development seeks to contribute as a positive element of the existing townscape through the enhanced external appearance. In summary, the surrounding heritage assets will largely retain their existing context and the rejuvenation of the site will improve their more general surrounding context. It is therefore considered that the proposals would meet the tests for sustainable development outlined in the NPPF insofar as they relate to the historic environment and the requirements of Core Strategy Policy CC9.

Noise

As concluded in the previously submitted Noise Assessment, the dominant noise source identified in the survey were found to be the frequent traffic along Oxford Road and Grosvenor Street. In order to mitigate the noise impacts, a comprehensive glazing and ventilation strategy is proposed in line with the recommendations of the report in order to achieve the necessary noise standards for internal areas. As such, it is considered that there are no adverse impacts of the revised proposal, and the proposal still accords with the provision of Core Strategy Policy DM1.

Summary

We trust that the contents of this letter comprehensively address the comments raised to date by MCC. The client's professional team have undertaken a very thorough assessment of the proposals and can confidently conclude that no significant adverse impacts would arise as a result of the development (subject to the mitigation measures proposed).



We are also mindful that the applicant is already beyond its statutory determination date and the Applicant has already agreed to a couple of extensions of time. We would, therefore, be grateful if officers could review this letter and its enclosures at the earliest opportunity and confirm that nothing further is required in order to progress this application to a positive determination.

Should you require any further information in relation to the application or wish to discuss any of the points raised then please contact me or my colleague Neil Lucas.

Yours sincerely

Rachel May
Senior Planner

For and on behalf of Avison Young (UK) Limited