



Paul Butler Associates

Planning, Development & Heritage Consultants

28 April 2021

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

17.1119 S.73ii

Dear Mrs Roscoe

Location: Former Bulls Head, Chester Road
Proposal: Application for Minor Material Amendment to Planning Permission 123297/JO/2019 under section 73 of the Town and Country Planning Act 1990

Introduction

We are pleased to submit this application on behalf of our client Generation 100 Ltd. The application involves a minor material amendment to planning permission 123297/JO/2019 which was approved on the 25 June 2019.

The full description of development approved under 123297/JO/2019 is as follows:

Variation of condition nos. 2 (approved drawings) and 8 (waste management) attached to planning permission 118303/FO/2017 to allow for amendments to the design of the proposal and the waste management arrangements.

The original planning application (application number: 118303/FO/2017) was approved on the 12 November 2018 and allows for:

Erection of a three, four and six storey building to form 27 self contained flats with associated car parking and hard and soft landscaping.

The minor-material amendments sought under this application relate to minor changes to the internal layout and minor elevational changes.

The changes can be summarised as follows:

Proposed Changes

Ground Floor:

- Minor changes to internal layout consisting of mechanical plant room reduced in size and addition of cleaner's store.
- External access door to electrical plant room.

- Plots 1 & 2: windows onto Chester Road changed from fixed light to top hinged / open out. This has been agreed with GMP (see appendix 1).
- Cycle store relocated.

Fourth Floor: Alternate windows onto external terrace now shown as fixed lights (all plots).

Fourth Floor / Fifth Floor: Minor changes to floor layout to change plot 25 from 1 bed apartment to 2 bed apartment.

Roof level: solar PV introduced to roof.

All floors: minor changes to internal apartment layouts.

Elevations:

Front block:

- Soldier coursing at parapet level reduced to 3 bricks high.
- Recessed brick panels Flemish bond now without projecting headers.
- Projecting headers omitted from masonry surrounding main entrance.

Rear block:

- Soldier coursing at parapet level omitted.
- Recessed brick panels stretcher bond in place of Flemish bond with projecting headers.

North Elevation: Windows shown as Coltlite ventilators to provide smoke extract to internal corridors, GF canopy introduced to accommodate services.

In our view the above changes are not considered to be of significance when compared to the previously approved scheme and will not materially affect the external appearance of the building as approved. The elevational changes have been carefully considered to ensure the visual interest in terms of varying brickwork and recessed panels remains to the public facing elevations, whilst complementing the level of contrasting brick detail provided on other schemes nearby such as The Trilogy. In addition, the solar PV are not perceptible from street level and will remain below the highest part of the roof works.

The minor revision to plot 25 to change this from a one bed apartment to a two bed apartment has been agreed with David Lawless, see correspondence dated 16.10.2020 included with this letter (see appendix 2).

In light of the above, the changes proposed are therefore considered to be 'immaterial' in nature. The minor scope of the changes will ensure that the design quality of the original scheme will be retained and the amendments will not in any way prejudice the provision of a well-designed, attractive and successfully planned development.

Supporting Information

The table below, provides a schedule of drawings submitted in support of this application and the relevant drawings that it is proposed they will replace. A fee of £234 is payable with this application, payment has been made online via the planning portal.

Revised Drawings

Drawing Title / Description	Superseded Drawing Number	New Drawing Number
Proposed Ground Floor	A288_P_200c	A288_P_200 D
Proposed First Floor	A288_P_201	A288_P_201 B
Proposed Second Floor	A288_P_202	A288_P_202 B
Proposed Third Floor	A288_P_203a	A288_P_203 C
Proposed Fourth Floor	A288_P_204a	A288_P_204 C
Proposed Fifth Floor	A288_P_205a	A288_P_205 C
Proposed Roof Plan	A288_P_206a	A288_P_206 C
Chester Road Elevation	A288_P_300b	A288_P_300 D
Cleworth Street Elevation	A288_P_301b	A288_P_301 D
South Elevation	A288_P_302a	A288_P_302 C
West Elevation	A288_P_303	A288_P_303 D
North Elevation	A288_P_305	A288_P_305 A
Proposed Typical Envelope Detail	A288_P_2000	A288_P_2000 B
Proposed Typical Envelope Detail	A288_P_2001	A288_P_2001 A
Apartment Sizes Explanatory Table	-	Area Comparison Sheet 1-1-1

We trust that the information submitted in support of the application is sufficient to enable the positive determination of the application. However, if you require any further information please do not hesitate to get in touch.

Yours sincerely



Julian Austin BSc (Hons) MPLAN MRTPI
Associate Director

Appendix 1: Correspondence from Greater Manchester Police

Julian Austin

From: Tim Davies <tim.davies@olliersmurthwaite.com>
Sent: 17 December 2020 18:26
To: Louis Howard
Cc: Awais Shahid; Alaster Smurthwaite; Yaqoob Malik; dan.w@wece.co.uk; Dan Podesta
Subject: Fwd: A288_Chester Road, Former Bull's Head PH REFERENCE:
2017/0847/CIS/01,2017/0847/SBD/01

Louis,

See below Email correspondence from GMP confirming that the ground floor windows fronting Chester Road which are currently fixed lights can be made openable provided they are top hung, open out and fitted with restrictors.

Regards,

TIMOTHY DAVIES
Associate

OLLIER SMURTHWAITE ARCHITECTS

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From: <Bradley.Hart@designforsecurity.org>
Subject: A288_Chester Road, Former Bull's Head PH REFERENCE:
2017/0847/CIS/01,2017/0847/SBD/01
Date: 15 December 2020 at 14:56:32 GMT
To: <tim.davies@olliersmurthwaite.com>

Thanks for your email Tim.

The details around the windows fronting onto Chester Road and Cleworth Street were discussed at length during the CIS process in 2018. The Chester Road windows are considered most at risk of damage, nuisance/anti-social behaviour given their proximity to the immediately adjacent commercial parade (which is why they were set-back and protected by the balustrade). The fact that they were to be fixed also improved matters, but I was told that they also needed to be fixed from pollution/air quality perspective along the main road route? I would prefer to see them remain fixed. If they absolutely must open, they should be top hung with restricted opening behind the balustrade - preventing anyone from reaching through.

Regards

Bradley Hart MTCP

Design for Security Consultant

for and on behalf of Greater Manchester Police | Crime Prevention Team

designforsecurity | preventandsecure

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T: +44 (0)161 856 1245 | **M:** 07780 491 984 | **E:** info@designforsecurity.org | www.designforsecurity.org

From: Tim Davies [<mailto:tim.davies@olliersmurthwaite.com>]

Sent: 15 December 2020 13:27

To: Brad Hart

Cc: Yaqoob Malik

Subject: A288_Chester Road, Former Bull's Head PH REFERENCE: 2017/0847/CIS/01

Good afternoon Bradley,

The above residential scheme has a new developer and they have been reviewing the current proposals before finalising the tender information.

Currently, refer to the attached marked up elevations, the ground floor windows fronting on to Chester Road are fixed lights set back behind a balustrade whereas the windows facing on to Cleworth Street are top pivot, outward opening windows fitted with restrictors. The new client has asked if the Chester Road windows could also be made to be top pivot, outward opening windows fitted with restrictors. Would this be acceptable to you?

I trust the above is clear, do not hesitate to contact me if you have any questions or require further information.

Regards,

TIMOTHY DAVIES

Associate

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Thank you for your co-operation.

Appendix 2: Correspondence with Manchester City Council regarding apartment 25

Julian Austin

From: David Lawless <david.lawless@manchester.gov.uk>
Sent: 16 October 2020 15:50
To: Julian Austin
Subject: Re: 123297/JO/2019: proposed amendment (Former Bulls Head, Chester Rd)

yes the NMA approach will be fine

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

WORKING FROM HOME - ONLY CONTACTABLE VIA EMAIL

Manchester City Council
Planning
PO Box 532
Town Hall
Manchester
M60 2LA

Web address: www.manchester.gov.uk

From: Julian Austin <julian@paulbutlerassociates.co.uk>
Sent: 15 October 2020 09:36
To: David Lawless <david.lawless@manchester.gov.uk>
Cc: Tom Flanagan <tom@paulbutlerassociates.co.uk>
Subject: 123297/JO/2019: proposed amendment (Former Bulls Head, Chester Rd)

Hi Dave

In respect of the above site, we are now working with the developer / contractor on the delivery of this development. They are interested in exploring a minor change to the development which we believe is capable of being dealt with via a section 96a (Non Material Amendment application). The change concerns the conversion of apartment 25 from a 1bed unit to a 2 bed (3 person) unit over two floors. The change is identified on the attached plan.

We note that the proposed 2 bed apartment is capable of meeting the 2 bed (3 person) unit size standard when the accommodation is set over one level (61sq.m), whilst this would be below the requirement for this form of accommodation over two levels the architects have provided a justification which is summarised in the attached. I would be grateful if you could confirm that this change is acceptable and capable of being dealt with via a section 96a NMA.

Kind regards

Julian

Julian Austin BSc (Hons) MPLAN MRTPI
Principal Planner

Due to the COVID-19 outbreak I am working at home and available by email or on my mobile (07398093948) during usual office hours.

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Apartment 25: Space Standards - Explanatory Note

Prior to London adopting space standards for new dwellings, at the request of the then Mayor, a report was commissioned and produced by housing experts HATC. The report was called Housing Space Standards and its main recommendations related to minimum room areas, rather than minimum dwelling areas, on the basis that the space in rooms matters more than the overall floor space and is what occupants actually experience. We also believe strongly that this approach ensures better design standards are met for each room rather than a total area per dwelling. In particular, in difficult urban infill sites where making the best use of the land and respecting existing neighbouring properties and constraints can result in inefficient room layouts and long internal corridors then making rooms sizes large enough and workable is the most important aspect of space standard compliance. The report produced some baseline standards which are outlined below.

The Baseline Standards consist of:

- Minimum floor areas for the combined cooking, eating and living areas (CEL areas, the Kitchen/Dining/Living areas), allowing the designer to distribute the spaces between these three areas as they wish.
- Minimum floor areas for bedrooms (in order to comply with the Housing Act 1985 requirements regarding overcrowding).
- Minimum floor area requirements for internal storage.

Page 13 from this document which outlines the sizes for each of these rooms is included below. We have marked up our floor plans to show the room areas achieved within the apartment 25. As you can see from our mark up the rooms sizes do comply. This is achieved by eliminating unnecessary circulation space.

THE PROPOSED BASELINE STANDARDS ARE:

- 1) the minimum floor area for the aggregate of the cooking, eating and living areas (CEL areas) is to be¹:

Table 1

CEL AREAS (m ²)	
1p	22
2p	22
3p	24
4p	27
5p	30
6p	33
7p	36

NB: Cooking, eating and living (Kitchen / Dining / Living) areas exclude any utility area or space taken up on plan by staircases or hallways/corridors connecting these areas

- 2) The minimum floor area for bedrooms to be based on:

- a) Aggregate bedroom areas to be no less than 7m² per single bedroom and 12m² per double/twin bedroom provided AND
- b) Each bedroom to have a minimum internal floor area of 6.5m² for a 1 person bedroom, and 10m² for a 2 person bedroom².

NB1: in larger dwellings each bedroom does not have to be at least 7m² or 12m² floor area; the designer is free to distribute the total amount of space among the bedrooms as they see fit so long as the aggregate space equates to the minimum requirements stated AND the individual rooms meet the minimum requirement of 6.5m² and 10m² noted above.

NB2: ensuite bathrooms or shower rooms do NOT count towards this minimum.

NB3: the floor space taken up by built in wardrobes in bedrooms counts towards the bedroom floor area

- 3) Storage cupboards: 1m² floor area for 1p dwelling plus 0.25m² per additional person.

¹ From Table 5, rounded to the nearest m²

² From Housing Act 1985, with the 10.2m² requirement rounded down to 10m².