



Our Ref: 04C001436
Your Ref: PP-09140492

17 November 2020

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Dear Jennifer

**825 WILMSLOW ROAD, DIDSBURY, MANCHESTER
LISTED BUILDING CONSENT PLANNING APPLICATION (PLANNING PORTAL
REFERENCE: PP-09140492)**

Avison Young has been instructed on behalf of P J Livesey Group and Tameside Metropolitan Borough Council ("the Applicant") to submit a listed building consent ("LBC") in relation to 825 Wilmslow Road, Didsbury ("the site").

Listed building consent was previously granted in November 2018 as part of the original development application for a residential conversion at the site. Since construction has begun the Applicant has become aware of some design amendments which are required.

A minor-material amendment application under Section 73 of the Town and Country Planning Act (1990) has also been submitted alongside this LBC in relation to 122334/JO/2019. The original planning application reference is 119242/FO/2018.

The LBC application has been submitted electronically via the Planning Portal (LPA ref: PP-09140492).

SITE BACKGROUND

The site benefits from an extant planning permission (LPA ref: 122334/JO/2019) for residential development that was approved in August 2019. This was a S73 planning application which varied the original planning permission (LPA ref: 119242/FO/2018) and was done to provide clarity as to which Arboricultural Impact Assessment (AIA) was being used for development.

The description of development was as follows:

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"Variation of Condition 2 attached to consent reference 119242/FO/2018 to replace the approved Arboricultural Impact Assessment."

An updated AIA was produced in July 2018 but this was not submitted for consideration during the determination of planning application 119242/FO/2018. A new decision notice with an amended condition 2 was issued on 15 August 2019.

The original planning application (LPA ref: 119242/FO/2018) for residential development was approved in November 2018. The description of development is as follows:

"Erection of 22 No. (2 x 3 bed, 18 x 4 bed, 2 x 5 bed) houses (C3), conversion of Parklands (use class B1a) to 39 No. (16 x 1 bed, 20 x 2 bed, 3 x 3 bed) apartments (C3), conversion of and extensions to The Cedars (use class B1a) to 21 No (8 x 1 bed, 10 x 2 bed, 3 x 3 bed) apartments (C3), conversion of The Coach House into 2 No. (1 x 1 bed, 1 x 2 bed) houses (C3) and conversion of The Lodge into 1 No. (1 x 2 bed) house (C3), totalling 85 units, including demolition works, works to highways, provision of parking, landscaping and other associated works."

Listed Building Consent was also approved at the same time of the original planning application in November 2018 (LPA ref: 119243/LO/2018).

Development has since commenced onsite, however in doing so, the Applicant has become aware of various amendments that are required to improve the design and usability of the development. These amendments can be made to planning permission ref: 122334/JO/2019 via a S73 planning application, however LBC's cannot be varied and as such a new application for listed building consent is required.

In addition to the amendments sought alongside the minor-material amendment application, the LBC resubmission will also include the most recent AIA (July 2018) so condition 2 of the decision notice can refer to this. Furthermore, this LBC resubmission includes information to discharge condition 4 from the original LBC so that it can be considered, and the details approved in a new decision notice.

AMENDMENTS SOUGHT

For clarity and consistency, the amendments sought and relevant justification is summarised in the table below. A revised masterplan is submitted as part of the S73 planning application as well as the LBC resubmission, which annotates the location of the changes sought which correspond to the amendment reference column below:

	Amendment reference	Description	Justification
Phase 1	P1.1	Tweaks to parking layout	Design Justification - curved parking details removed for improved access. Parking locations updated to better align spaces to dwellings.
	P1.2	Changing grasscrete spaces to gravel	Technical Justification - material change improves the longevity and appearance of the landscaped surface.
	P1.3	Retention of service room to north of Parklands	Technical Justification - reduced demolition and re-using more of the existing structure.

Phase 2	P1.4	Detached bike store to be located to north of Parklands as service room is being retained	Technical Justification - reduced demolition and re-using more of the existing structure.
	P1.5	Parklands – elevational and internal tweaks	Technical Justification - improving the structural and technical design of the conversion. The layout has been significantly improved by retaining the central stairs and changing the configuration of the internal. Travel distances within corridors are reduced, therefore the secondary fire escape stair proposed, is no longer needed. This redundant staircase has been removed from the proposals, and the space can be utilised by the proposed apartments. These changes have caused a slight change in the apartment mix; 2no. 3xbed apartments have replaced 2no. 1xbed apartments.
	P1.6	Lodge – elevational and internal tweaks	Design Justification – Improved design.
	P2.1A	Cedars – elevational and internal changes, both existing and new build extension	Technical Justification - alignment of the top floor to the Cedars new extensions improves the technical design of the build and makes it easier to build, use less steelwork and be more sustainable.
	P2.1B		Design Justification – Demolition of the Aspen House West extension revealed the former access. To be retained and reused. This reduces the amount of new construction.
	P2.2	New build - detach building 20 and 21	Design Justification - Detaching the new builds allows improved access for residents.
	P2.3	New build - reduce size of dwelling 23	Design Justification - reducing the width of dwelling 23 now causes the building to align with dwelling 22 and creates an improved internal space.
	P2.4A	New build– redesign dwelling 19	Design Justification - The entrance to dwelling 19 is compromised. Without access via Wingate Drive the size of the dwelling has been reduced to improve the building for

	P2.4B		market. The reduced sizes reduces the potential damage to nearby trees, and gives an opportunity to improve the front and rear elevation.
	P2.5	New build - slight relocation of dwellings 18 & 19, set back 1m. Hardstanding adjusted accordingly.	Design Justification - The setback creates a small courtyard and improves approach to both dwellings.
	P2.6	Tweaks to parking layout	Design Justification - curved parking details removed for improved access. Parking locations updated to better align spaces to dwellings.

Overall, the amendments sought will result in a minor reduction in the scheme's square footage from 90,120 sqft to 89,920 sqft. There is no change in the number of units proposed at the site. The only change to the housing mix is at the Parklands where 2no 3bed apartments have replaced 2no 1 bed apartments. The revised housing mix is as follows:

Number of Beds	New Build Houses	Parklands Apartments	Cedars Apartments	The Lodge House	The Coach House
1-bed		14	8		
2-bed		20	10	1	1
3-bed	2	5	3		1
4-bed	18				
5-bed	2				

In addition to the above summary of the amendments, a table which identifies the drawing number of the plans approved on the decision notice against the new drawing numbers of the amended plans which are now sought for approval, is submitted as part of this planning application and provided at **Appendix I**.

THIS LBC PLANNING APPLICATION RESUBMISSION

A new application for listed building consent is submitted alongside a S73 to planning permission ref: 122334/JO/2019 in order to make amendments that are required to improve the design and usability of the development.

In addition, this LBC resubmission proposes to discharge condition 4 from the original LBC decision notice (LPA ref: 119243/LO/2018). Condition 4 requires no development to commence at the Cedars, Lodge or Coach House, until final details have been submitted. The table below sets out the requirements that need to be met of Condition 4 and the documents submitted to address them:

	Condition 4 Requirement	Plan Reference Submitted
The Cedars	a) Final details of all demolition works need to be outlined on the floor plans	Demolition Plan (ref: 123 -00-1003 – B) The Cedars Demolition Plan (ref: 123-01-1008 – A) Task Method Statement / Risk Assessment – Stripout (ref: MWD361-T2-1) Cedar House Demolition Task Method Statement / Risk Assessment (ref: MWD361-T8)
	b) Detailed sections of the excavation works around the Cedars detailing wall edges and finishes	The Cedars New Extension Junction Details (ref: 123-03-2417) The Cedars Wall Lining Plan Lower Ground Floor (ref: 123-03-2410) The Cedars Wall Lining Plan Ground Floor (ref: 123-03-2411) The Cedars Wall Lining Plan First Floor (ref: 123-03-2412) The Cedars Wall Lining Plan Second Floor (ref: 123-03-2413) The Cedars Typical Retaining Wall and Tanking Details (ref: 123-03-2420)
	c) Final details of a repair specification for the following elements: All new materials, roofworks, render, brickwork or masonry, windows, cornices, timberworks and any other repairs / restoration works. Paint removal to stone piers and repair of original gates	The Cedars Elevations Masonry Defects & Fixture Removal Sheet 1 of 2 (ref: 123-03-2600) The Cedars Elevations Masonry Defects & Fixture Removal Sheet 2 of 2 (ref: 123-03-2601) Cedars Building Ground Floor Rooms 01 – 06 Floor upgrade details (ref: 123-03-2422) Cedars Building Ground Floor Rooms 07 - 11 Floor upgrade details (ref: 123-03-2423) Cedars Building First Floor Rooms 01 – 05 Floor upgrade (ref: 123-03-2424) Cedars Building First Floor Rooms 06 – 08 Floor upgrade details (ref: 123-03-2425) Cedars Building Second Floor Rooms 01 – 05 Floor upgrade details (ref: 123-03-2426) Cedars Building Details 02 Proposed Plan & Section Details (ref: 123-03-2428) Cedars Building Details 03 Proposed Plan & Section Details (ref: 123-03-2429) Cedars Building Details 01 Central Staircase as

		Existing (ref: 123-03-2427) The Cedars Typical Retaining Wall & Tanking Details (ref: 123-03-2420)
	d) Detailed method statement for any demolition works and making good	Task Method Statement / Risk Assessment – Stripout (ref: MWD361-T2-1) Cedar House Demolition Task Method Statement / Risk Assessment (ref: MWD361-T8)
	e) M&E related to new windows, new works to balconies and terraces at the rear and junction between new work and existing, intervention in to the roof to create the terrace. If there is soundproofing and fireproofing between units / floors and the impact of these works	The Cedars Suspended Ceilings Lower Ground Floor (ref: 123-03-2413) The Cedars Suspended Ceilings Ground Floor (ref: 123-03-2414) The Cedars Suspended Ceilings First Floor (ref: 123-03-2415) The Cedars Suspended Ceilings Second Floor (ref: 123-03-2416)
	f) Details of the finish to existing timber panelling	All existing timber panelling to be retained in full and will be painted (colour not yet agreed).
	g) A full window survey and justification for works to windows	The Cedars Didsbury – Window Condition Report
The Coach House	a) A full survey and inventory will need to be undertaken.	The Coach House Existing Photographic Survey KEY The Coach House Existing Photographic Survey Zone A The Coach House Existing Photographic Survey Zone B The Coach House Existing Photographic Survey Zone C The Coach House Existing Photographic Survey Zone D The Coach House Existing Photographic Survey Zone E The Coach House Existing Photographic Survey Zone F The Coach House Existing Photographic Survey Zone G The Coach House Existing Photographic Survey Zone H

		The Coach House Existing Photographic Survey Zone I The Coach House Existing Photographic Survey Zone J
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In addition, historic pre-construction images have also been submitted as part of this planning application to provide context when considering all conditions attached to the planning application.

The following information is submitted as part of this LBC resubmission planning application:

- Planning Application Forms
- Updated and new plans as listed in Appendix I
- Arboricultural Impact Assessment dated July 2018 prepared by Urban Green
- Site Location Plan (as required)
- Original Design and Access Statement (as required)
- Information to discharge conditions:
 - Demolition Plan (ref: 123 -00-1003 – B)
 - The Cedars Demolition Plan (ref: 123-01-1008 – A)
 - Task Method Statement / Risk Assessment – Stripout (ref: MWD361-T2-1)
 - Cedar House Demolition Task Method Statement / Risk Assessment (ref: MWD361-T8)
 - The Cedars New Extension Junction Details (ref: 123-03-2417)
 - The Cedars Wall Lining Plan Lower Ground Floor (ref: 123-03-2410)
 - The Cedars Wall Lining Plan Ground Floor (ref: 123-03-2411)
 - The Cedars Wall Lining Plan First Floor (ref: 123-03-2412)
 - The Cedars Wall Lining Plan Second Floor (ref: 123-03-2413)
 - The Cedars Typical Retaining Wall and Tanking Details (ref: 123-03-2420)
 - The Cedars Elevations Masonry Defects & Fixture Removal Sheet 1 of 2 (ref: 123-03-2600)
 - The Cedars Elevations Masonry Defects & Fixture Removal Sheet 2 of 2 (ref: 123-03-2601)
 - Cedars Building Ground Floor Rooms 01 – 06 Floor upgrade details (ref: 123-03-2422)
 - Cedars Building Ground Floor Rooms 07 – 11 Floor upgrade details (ref: 123-03-2423)
 - Cedars Building First Floor Rooms 01 – 05 Floor upgrade details (ref: 123-03-2424)
 - Cedars Building First Floor Rooms 06 – 08 Floor upgrade details (ref: 123-03-2425)
 - Cedars Building Second Floor Rooms 01 – 05 Floor upgrade details (ref: 123-03-2426)
 - Cedars Building Details 02 Proposed Plan & Section Details (ref: 123-03-2428)
 - Cedars Building Details 03 Proposed Plan & Section Details (ref: 123-03-2429)
 - Cedars Building Details 01 Central Staircase as Existing (ref: 123-03-2427)
 - The Cedars Suspended Ceilings Lower Ground Floor (ref: 123-03-2413)
 - The Cedars Suspended Ceilings Ground Floor (ref: 123-03-2414)
 - The Cedars Suspended Ceilings First Floor (ref: 123-03-2415)
 - The Cedars Suspended Ceilings Second Floor (ref: 123-03-2416)
 - The Cedars Didsbury – Window Condition Report
 - The Coach House Existing Photographic Survey KEY
 - The Coach House Existing Photographic Survey Zone A
 - The Coach House Existing Photographic Survey Zone B
 - The Coach House Existing Photographic Survey Zone C
 - The Coach House Existing Photographic Survey Zone D
 - The Coach House Existing Photographic Survey Zone E
 - The Coach House Existing Photographic Survey Zone F
 - The Coach House Existing Photographic Survey Zone G
 - The Coach House Existing Photographic Survey Zone H
 - The Coach House Existing Photographic Survey Zone I
 - The Coach House Existing Photographic Survey Zone J
 - The Cedars Existing Lower Ground Floor Plan Pre Construction Images (ref: 123-03-2400)
 - The Cedars Existing Lower Ground Floor Plan Pre Construction Images (ref: 123-03-2401)
 - The Cedars Existing Lower Ground Floor Plan Pre Construction Images (ref: 123 03 2402)

- The Cedars Existing Ground Floor Plan Pre Construction Images (ref:123-03-2403)
- The Cedars Existing Ground Floor Plan Pre Construction Images (ref: 123-03-2404)
- The Cedars Existing Ground Floor Plan Pre Construction Images /ref: 123-03-2405)
- The Cedars Existing First Floor Plan Pre Construction Images (ref: 123-03-2406)
- The Cedars Existing First Floor Plan Pre Construction Images (ref: 123-03-2407)
- The Cedars Existing First Floor Plan Pre Construction Images (ref: 123-03-2408)
- The Cedars Existing Second Floor Plan Pre construction Images (ref:123-03-2409)

Summary

We trust the above details and accompanying plans is sufficient to validate the application to allow you to progress it towards determination at your earliest convenience, but should you have any queries or require further information, please do not hesitate to contact me.

Yours sincerely



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For and on behalf of Avison Young (UK) Limited

APPENDIX I – APPROVED AND AMENDED PLANS

Drawing Title	Approved Drawing Reference under planning permission reference: 119242/FO/2018	Updated Drawing Reference sought approval as part of a minor-material amendment planning application
Proposed Masterplan	123-00-1101-B	123-00-1101-D
Proposed Rendered Masterplan	123-00-1102-B	123-00-1102-D
Proposed House Types Site Plan	123-00-1105-B	123-00-1105-D
Bin Strategy	123-00-1111-B	123-00-1111-D
External Lighting Site Plan	123-00-1113-B	123-00-1113-D
Proposed Parking Layout	123-00-1114-B	123-00-1114-D
Boundary Treatments Plan	123-00-1116-C	123-00-1116-E
Hard Landscaping	123-00-1117-B	123-00-1117-D
Cycle Store	New plan	123-00-1119-A
The Cedars, Proposed Lower Ground Floor Plans	123-01-1003-B	123-01-1003-C
The Cedars, Proposed Ground Floor Plans	123-01-1004-B	123-01-1004-C
The Cedars, Proposed First Floor Plans	123-01-1005-B	123-01-1005-C
The Cedars, Proposed Second Floor Plans	123-01-1006-B	123-01-1006-C
The Cedars, Proposed Elevations	123-01-1102-C	123-01-1102-E
The Parklands, Ground & First Floor Plans	123-03-1002-C	123-03-1002-D
The Parklands, First Floor Plans	123-03-1003-B	Remove plan, replaced by 123-03-1002-D
The Parklands, Second & Third Floor Plans	123-03-1004-B	123-03-1004-D
The Parklands, Third Floor Plans	123-03-1005-C	Remove plan, replaced by 123-03-1004-D
The Parklands, Plant Room	New plan	123-03-1006-A
The Parklands, Apartment Block,	123-03-1102-B	123-03-1102-D

Proposed Elevations		
The Coach House, Proposed Plans and Elevations	123-04-1002-C	123-04-1002-D
House Type 1 - Plans and Elevations	123-05-1001-A	123-05-1001-B
House Type 1 - Plans and Elevations (det)	New plan	123-05-1002-A
House Type 3 - Plans and Elevations	123-07-1001-A	123-07-1001-B
House Type 4 - Plans and Elevations	123-08-1001-A	123-08-1001-B