

Erection of part single part two storey building to provide clinic to the land to the rear of the premises (120 and 120a) fronting Withington Road

Client: Dr Ugo Umeadi

Application number: 127657/FO/2020

Address: land to the rear of the premises (120 and 120a) fronting
Withington Road
Whalley Range
Manchester
M16 8FA

Proposal: Erection of part single part two storey building to provide
clinic

Introduction

This letter has been prepared in response to an invalid letter for a recent application under reference 127657/FO/2020, dated 5 August 2020.

The Planning Officers comments have been copied below and the points addressed in **RED**.

Please find attached the amended drawings and documents alongside this letter.

- 1) The application forms should indicate that this is land to the rear of the premises (120 and 120a) fronting Withington Road, May Road Clinic is not an identifiable location, as it does not exist.

Acknowledged. This has been amended on the subsequent drawings. It cannot be amended on the online application form as this is locked for editing.

- 2) The description of development is a part single part two storey building to provide clinic, please amend.

Acknowledged. Amended on drawings

- 3) You have stated on the forms that this provides A2 floorspace - financial and professional services, is this not class D1 - medical centre. Please amend forms.

We acknowledge that this is a class D1 – Medical Centre

- 4) A heritage statement is necessary. The Heritage Statement should identify historic features and assess their significance and their setting and assess the impact of the proposals. It should be accompanied by a photographic record, showing the site context and spaces and features which might be affected by the proposal, preferably cross referenced to survey drawings. It should include: o a summary of the history and development of the building/asset and its setting; o a statement of the significance of the interior and exterior as relevant; o a clear and full explanation of where proposals impact on the historic fabric, the heritage asset and its setting; o an assessment of the impact of the proposals; and o a statement of justification for the works together with details of any mitigation measures proposed. Advice from Historic England on Conservation Principles, Policies and Guidance can be found at: <https://content.historicengland.org.uk/images-books/publications/conservation-principlessustainable-management-historicenvironment/conservationprinciplespoliciesguidanceapr08web.pdf/>

Please find attached alongside this email a heritage statement proving there is nothing of historical significance that will be affected by the proposed development. If there is something specific that this comment is referring to, please elaborate and confirm.

- 5) Please provide a waste management strategy, using the proforma found via the following link:
http://www.manchester.gov.uk/downloads/download/6048/waste_management_strategy

Provided. Please find attached alongside this email

- 6) The design and access strategy needs to address how the building itself is accessible internally.

Amended. Please find attached the revised Design and Access

- 7) You indicate on the submitted forms that one car parking space is to be provided, however, this is not on the submitted plans. Please correct the application forms.

Amended. Please find attached on the amended drawings

- 8) As outlined within the City Council's Guide to Development in Manchester SPD/SPG, (chapter 4) and Core Strategy policies EN4 and EN6 an Environmental Standards Statement should be submitted with your application, which addresses sustainability ratings and the provision of renewable energy within the development (Please refer to Appendix A of the Core Strategy for guidance on preparing this statement). This should include a BREEAM pre-assessment rating through the submission of a pre-estimator report which should demonstrate that a rating level of at least Very Good would be achieved. Where this standard is not achievable clear reasons why need to be set out within the submission. This statement must address the guidance within Chapter 4 of the 'Guide to Development in Manchester and policies EN4 and EN6 of the Core Strategy for the City of Manchester, confirm the proposals for the provision of onsite renewable energy to provide 20% of final site energy demand and CO2 reduction.

We have spoken with Energy specialists, who have confirmed that EN6 is not relevant to this proposal, neither a BREEAM pre assessment rating. To quote the specialists:

"We can produce one however we don't think this scheme requires an energy statement or BREEAM. Have the planners formally requested this and confirmed why? If so it would be worth us having a chat with them if you can provide contact details.

Snippet from EN6 below.

Policy Approach **EN6** requires an energy statement to be submitted at the outset of any proposed development (outline application or before), where the development is bigger than 10 residential units or 1,000sq m of floorspace. The level of detail required within this document is commensurate with the scale and nature of the development proposed. The following sets out the steps that should be undertaken in the preparation of an energy statement and the information that the Council will expect to see included.

As this development is less than 1,000m2 it shouldn't apply."

Could you please confirm as to why this is necessary, if still relevant?

- 9) The fee received with the application is incorrect. The fee required is £924 based on your stated total of new floorspace of 115 sqm being created. £462 has been paid; therefore, a further payment of £462 is required.

The remaining fee of £462.00 has been paid by Dr Ugo Umeadi on 18/08/2020 at 13:48.