

Supplementary Note

120 Moston Lane

Mixed development

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Harpurhey

MANCHESTER

M9 4HU

1906101_RP-01

December 2019

INTRODUCTION

This Statement has been prepared by the Agent on behalf of 'AI Property Investments Manchester' in support of a planning application submitted to Manchester Council as part of full planning permission.

This report is to be read with the relevant planning drawings as submitted as part of this planning application:

- *PL_001* *Old Loom-Location Plan*
- *PL_02* *Old Loom-GA Existing GF*
- *PL_03* *Old Loom-GA Existing FF*
- *PL_04* *Old Loom-GA Existing Elevations I*
- *PL_05* *Old Loom-GA Existing Elevations II*
- *PL_06* *Old Loom-GA Proposed GF*
- *PL_07* *Old Loom-GA Proposed FF*
- *PL_08* *Old Loom-GA Proposed Roof Plan*
- *PL_09* *Old Loom-GA Proposed Elevations I*
- *PL_10* *Old Loom-GA Proposed Elevations II*
- *PL_11* *Old Loom-Proposed Waste Collection and Cycle Storage*

The building is located within the Harpurhey area in Blackley, the building is currently vacant, and the former use was a pub.

The application intends to create a part first floor extension with elevational and materials alterations.

SIZES OF ACCOMMODATION

We have followed the Manchester Residential Quality Guide (2017) for the 1 Bedroom apartment by having minimum floor space of 37m² as per schedule below. Due to the lack of size guide for studios, we have proposed the studio sizes based on the Manchester HMO Guide that specifies the standards for combined bedsits rooms in 13 m² for one person and 24.15 m² for two persons.

NUMBER OF BEDROOMS (b)	NUMBER OF BED SPACES (persons)	1 STOREY DWELLINGS	2 STOREY DWELLINGS	3 STOREY DWELLINGS	BUILT-IN STORAGE (m ²)
1b	1p	39 (37)			1.0
	2p	50	58		1.5

Figure 1: Accommodation schedule according to Manchester Residential quality guide (2017)

Combined Rooms (Bedsits)		
Bedroom/Living room	One Person	10.22 m ²
	Two Persons	14.86 m ²
Living Room/ Kitchen	One Person	11.15 m ²
	Two Persons	14.86 m ²
Bedroom/ room/Kitchen	One Person	13.00 m ²
	Two Persons	24.15 m ²

Figure 2: Accommodation schedule according to Manchester HMO guide

Accommodation Schedule	
Ground Floor	Area
Shop 1	32 m2
Shop 2	32 m2
First Floor	
Studio 1	24.5 m2
Studio 2	24.2 m2
Studio 3	26 m2
1 Bed Apartment 1	38 m2

Figure 3: Accommodation schedule for the proposed development to be compared to Manchester Residential Quality Guide and Manchester HMO guide.

In the local context, there are sufficient family dwellings, however, there is a shortfall of accommodation for working class and single professionals and couples. The staff working in facilities in the local area including the large precinct require an accommodation that meet this different profile and the proposal will accomplish part of that demand. (The large precinct includes a big retail area, Harpurhey Market, as well as other services like the Police Station and several education centres, please refer to figure 4 below)

AMENITY

Since the proposed development would attract working class and single professionals and couples, the recreational and amenity needs would be different from family-oriented occupants.

There are number of facilities in the area including entertainment venue such as *“North city family and fitness centre”*, *“Bernard Mannings Embassy club”* and plenty of small commercial units along Moston Ln.

“Harpurhey Precinct” is a retail complex with shops & restaurants, plus an indoor venue with stalls including more than 50 stores & eateries is accessible for potential residents within a reasonable travel distance of 6 minutes by foot.

The development is in a catchment of local parks and green spaces including *“Boggart Hole clough”* that is 8 minutes by foot as well as a the *“Harpurhey reservoir and ponds”* which is 9 minutes by foot.

There are other facilities in the area such as educational centres and the north city library at 5 minutes by foot that are in the surrounding area.

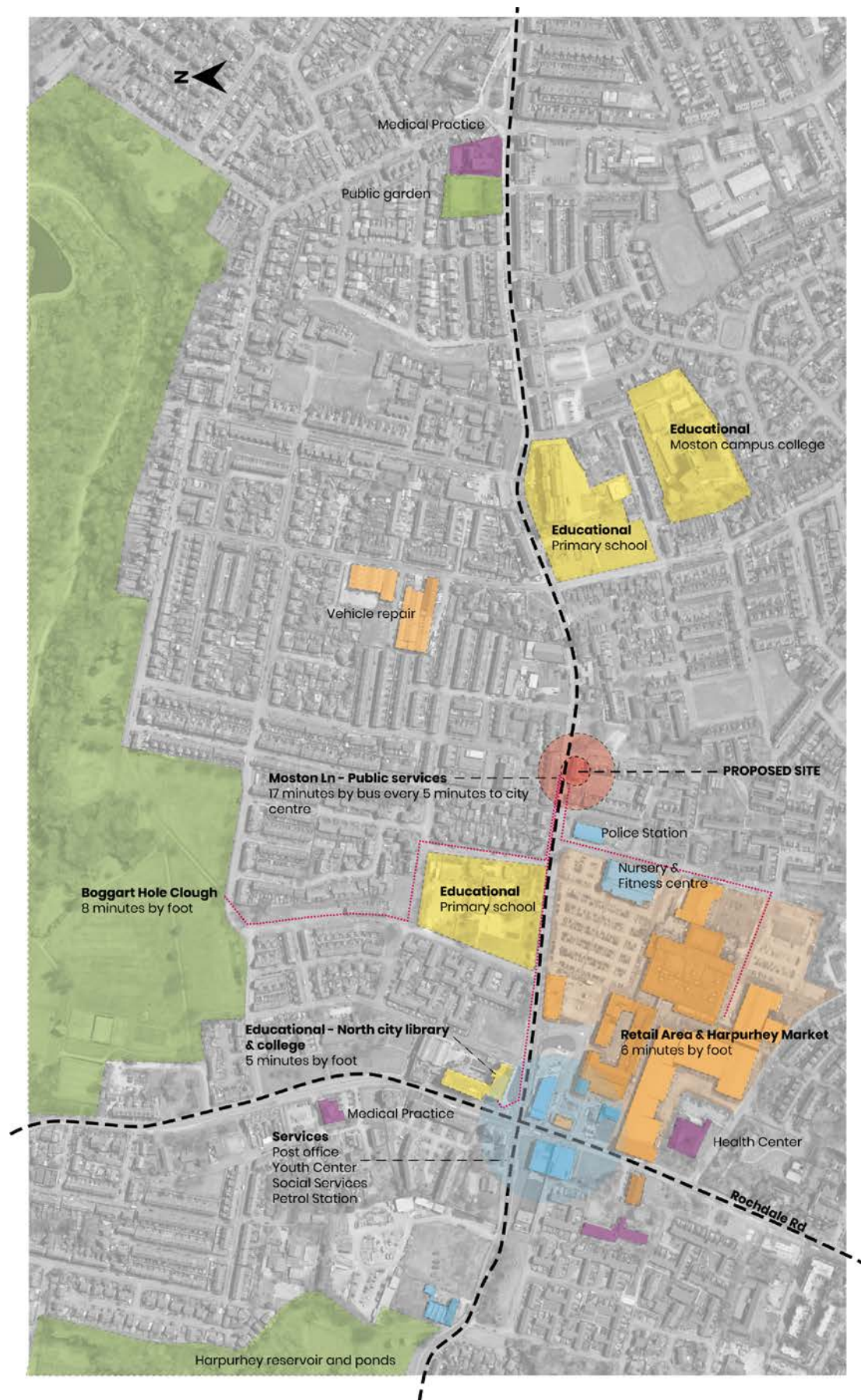


Figure 4: Local map showing travel distances to the different facilities in the area.

CAR PARKING

The proposed development would encourage residents to use sustainable modes of transport due to conveniences such as the proposed secure cycle storage, bus stops next to the proposed development and strong connection to Manchester city centre. Please refer to Transport Statement – 3.0 Accessibility.

Although the proposed development does not include any car parking space, it is justified in the Transport Statement and Parking Beat Survey that residents can park on nearby roads such as Wembury Street North and Hillier Street North. Please refer to Transport Statement – 4.0 Proposed Development.

NOISE

Below is an extract from the Acoustic Engineers response to the issue raised with regards to increase of related noise:

*The issue being raised is related to the fact that they see the additional numbers of flats being proposed as “noise sources” which will contribute towards making the area noisier than it has been until now. This is a contradiction of National Standards/Guidance and the Manchester City Council Planning & Noise Technical Guidance 2015 since residential units are not classified as noise generating uses **but as sensitive receivers instead.***

The Manchester City Council Planning & Noise Technical Guidance 2015 is a

very comprehensive document and if we look at Section 3.6.1.1 Residential Development and 3.6.1.3 Mixed Use Development, it clearly shows that the main concern is pointed towards the new residents and not the other way around. Our assessment shows the two main issues and how to solve them. These are:

- a. Noise affecting new residential development due to transport and environmental noise – to solve this we have showed that the internal ambient noise levels are already in line with BS8233:2014 (i.e. existing glazing is suitable); and
- b. Noise from other parts of the building (Mixed use) affecting residential units – for this purpose we have tested the existing construction performance and advised accordingly to safeguard noise transmission from ground floor shops to the adjacent residential units.

In brief, our assessment and recommendations **protect both the new and existing nearby residential units** in accordance to the MCC planning policies.

It is worth noting that the Manchester City Council Planning & Noise Technical Guidance 2015 includes quite strict and complex criteria for entertainment venues such as pubs – see Section 3.6.1.2. This clearly shows that pubs do create high levels of noise pollution when compared to a standard shop specially due to low frequency noise (Bass).

Entertainment venues are required to comply with limits at residences within the same building and also at detached (other buildings) noise sensitive receivers – this indirectly shows that pubs are noisy and the site as proposed will definitely be quieter.

EXTERNAL FORM AND DESIGN

Whilst it was mentioned over the phone that the current building is not a designated asset. However, the building currently is in disrepair and there have not been any efforts made either by Local Authority or previous owners to preserve the building. This is evident externally and internally, for instance, the front elevation is defaced by painting over the original red brickwork with the exception of the pediment form on the front elevation, shape and proportion of upper level windows and the entrance doorway. There is little to be salvaged from the building current state.

Please see below coloured elevation showing the aspiration for the proposal



Figure 5: Proposed Elevation and main alterations.

The external material works will include:

- Recovering the red brick on the ground floor from current state.
- Increase the openings in the front elevation to allow more visibility to the retail units including a cill to match the original type
- Replace the windows profile for a better quality, as well as match the frame colour with the rest of the building style
- Render the first floor to enhance the existing building to differentiate from the retail units.

PREVIOUS PLANNING HISTORY

There is only one previous planning application submitted on 1998. Details and comments for this application are unavailable and are irrelevant due to been related to the existing use at that time.

Ref. No: 053532/FO/NORTH2/98

Date: 05/01/1998

Location: 120 Moston Lane

Proposal: Use of vacant land as a beer garden with flagged patio, fencing and floodlighting

Decision: Refused

Despite of the lack of applications of the proposed plot of land, there are other applications in the area that are relevant to the proposed scheme.

Ref. No: 115090/FO/2017

Date: 12/05/2017

Location: 215 Moston Lane

Proposal: Change of use of ground floor from office (Class B1) to 2 retail units (Class A1), with 4 duplex flats (Class C3a) above

Decision: Approved

Ref. No: 110052/FO/2015/N1

Date: 12/05/2017

Location: 161 Moston Lane

Proposal: Change of use from dwelling house (C3a) to a house in multiple occupation (Class C4)

Decision: Approved in an appeal decision

Ref. No: 107804/FO/2015/N1

Date: 12/05/2017

Location: 67 Hillier Street And Land Adjacent To 1 Kingcombe Walk, Harpurhey, Manchester, M9 4JB

Proposal: Change of use and conversion of vacant public house/hotel to 9 no. self contained apartments (1 x three-bedroom, 5 x two-bedroom, and 3 x one-bedroom), (Use Class C3(a)), together with elevational alterations, creation of first floor terrace, new boundary treatment and associated parking

Decision: Approved

The precedents above suggest that the proposal would be suitable to the area