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09 August 2019

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FAO Lucy Harrison

Lja01/tf

Dear Jackie

Application Number: 124302/FO/2019
Location: Land bounded by Chester Road, Hulme Hall Road and Ellesmere Street, Manchester, M15 4JY

I have prepared this letter in response to the points that were raised in your correspondence dated 02 August 2019.

In response to the points:

1. The Private Hire booth would be booked by residents of the development and available for use for social gatherings (this would be subject to terms and hours of use which will be set by the De Trafford Management Company). When this is not booked it will be available for communal use by residents.

2. The office pods on the roof would be available for both residents (e.g. homeworkers) and occupiers of the B1 uses at ground floor. Bookings will be made via the Management Company / concierge.

3. It is proposed that the full details of the office pods be reserved for determination via condition. There are a number of potential options available here in terms of the proposed finish, indicative pod types are provided in the proposed Landscape Strategy. It is anticipated that the final finish would be determined through the approval of conditions.

4. Please refer to the updated drawings prepared by JM Architects which accompany this correspondence.

5. The submitted viability appraisal provides the significant construction costs associated with the public realm inside and outside of the site: the associated areas are identified on drawing 3736A provided with this correspondence.

6. There is only one building on site to be demolished. A 'Prior Notification of Demolition' under 120719/DEM/2018 was approved on 28.09.2018. The demolition red line plan

accompanying that application is included with this correspondence for reference (please see 'Appendix 1 – Depo red line').

7. Direct level access is provided from street level, to and within apartments. All thresholds along these routes; main entrance, communal corridors, apartment entrances, doors within apartments will be level access. This will ensure that disabled people can access both buildings and travel from the entrance to the apartments, and circulate within them in line with Part M1. The only place where level access is not provided is from the Hulme Hall Entrance of Block A where a platform lift is to be installed within the entrance foyer. To clarify the other points;
    - The dashed line between the apartment and the living areas are to indicate the kitchen bulkhead above, they are not a step in the floor. As such this makes no obstruction for disabled people.
    - The platform lift in Block A will be maintained as part of the maintenance strategy for the whole development. Should repairs have to take place then level access to the lift core from the street can be gained via the courtyard and into the building from either Spinners Way or Ellesmere Street.

8. The Design and Access Statement demonstrates the scheme's compliance with Part 1 M of the Buildings Regulations. See following point for further detail.

9. As above, the Design and Access Statement demonstrates the scheme's compliance with Approved Document M, Category 1 - Visitable dwellings. This includes the following compliance criteria:
    - Within the curtilage of the dwelling it is possible to approach and gain access to the dwelling.
    - It is possible to gain access to the dwelling from the most likely point of alighting from a car.
    - A disabled person who is able to walk is able to visit any dwelling in the building.
    - Visitors can access and use habitable rooms and a WC within the entrance storey of the dwelling.
    - Where the habitable rooms and the WC are located on the entrance storey, access between them is step free.
    - Wall-mounted switches and socket outlets in habitable rooms are reasonably accessible to people who have reduced reach.

10. The scheme includes 4 car parking spaces suitable for use by disabled persons, amounting to 13% provision.

11. The legend to drawing 3736.02D provides information on the plant species proposed for the roof space. It is anticipated that the final stock planting information will be the subject of a planning condition, accompanied by a maintenance strategy for these spaces. This approach was followed on the recent 'St George's Gardens' scheme.

12. In accordance with the Council's Green and Blue Infrastructure Strategy, the proposed Landscape Strategy document prepared by DEP demonstrates how the scheme contributes to the visions, objectives and actions of the strategy.

The scheme includes extensive new street tree planting which will embed green infrastructure into the development. The scheme also includes green roofs which will provide residents with direct access to multi-functional greenspace.

As demonstrated in the landscape masterplan the scheme also sits within a wider 'development block' being brought forward by De Trafford. The newly created Spinners Way will create valuable new public realm, at the heart of which will be an area of new public space (as part of another phase of the masterplan). The site is also located in proximity to the historic canal network allowing residents access to this valuable blue infrastructure resource.

On account of the above features associated with the development, it is considered that the scheme and wider masterplan proposals will makes a positive and significant contribution to the improvement of green and blue infrastructure provision.

13. Please refer to the Feasibility Statement prepared by De Trafford which accompanies this correspondence.

14. The end user for the commercial units is unknown at present, the type of external equipment required will depend on the end user/use. The comments here are noted and the applicant would be agreeable to a condition controlling this in the future.

15. Please refer to the following information provided by Watt Energy and Consulting Engineers (included with this correspondence) which shows the external plant / equipment:
    - Standby generator (block A, 10th floor) – see drawing GLG-WECE-AA-10-DR-E-0105
    - Smoke extract fan (block A, 8th floor) – see drawing GLG-WECE-AA-08-DR-M-0113
    - Smoke extract fan (block B, 14th floor)- see drawing GLG-WECE-BB-14-DR-M-0214
    - VRV external cooling units (block B, roof) – see drawing GLG-WECE-BB-RF-DR-M-0218
    - Condenser units serving commercial unit - (block B, roof) – see drawing GLG-WECE-BB-RF-DR-M-0218

16. The wider landscape masterplan is included on drawing 3716H prepared by DEP and included with this correspondence.

17. Astbury TV Aerials have reviewed the application proposals and confirmed that the findings and conclusions of the TV Reception Study are unchanged from the original concept proposals.

18. Although the end users for the commercial units isn't yet known, the associated openings will be fitted out in accordance with the drawings and not with temporary timber hoardings that might attract flyposting or graffiti. Promotional material illustrating the letting of the building will be sensitively positioned behind the glazing.

19. The frontage for the lower floors will be implemented as per the proposed design. Any proposed advertisements would be controlled by the relevant part of the Town and

Country Planning (Control of Advertisements) (England) Regulations 2007 and therefore it is not considered necessary to provide any further information at this stage.

We trust that you now have all the necessary information required to validate the application and we look forward to working with you to a positive determination.

Yours sincerely



Tom Flanagan MTCP MRTPI
Director

Cc Richard Spackman: De Trafford
Jason Stewart: JM Architects