MANCHESTER CITY COUNCIL

Planning MCC <planning@manchester.gov.uk>

Fwd: CDN/18/0667; CDN/18/0673; 121795; and 121904

1 message

Sue Wills <s.wills@manchester.gov.uk> 28 February 2019 at 08:57
To: Planning MCC <planning.tst@manchester.gov.uk>

Please can the email and attached plans be uploaded to the doc vault for CDN/18/0673.

many thanks
Sue Wills
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Development Management North
Planning
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Manchester City Council
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---------- Forwarded message ---------
From: **Percival, Michael (UK - Manchester)** <mipercival@deloitte.co.uk>
Date: Tue, 26 Feb 2019 at 11:48
Subject: RE: CDN/18/0667; CDN/18/0673; 121795; and 121904
To: Sue Wills <s.wills@manchester.gov.uk>
Cc: Chatfield, Jennifer (UK - Manchester) <jchatfield@deloitte.co.uk>

Hi Sue

Hope you're well and apologies for missing you on Friday !

I understand that you have spoken to Mel regarding the surface materials for the loading bay. Whilst I understand that the exposed aggregate concrete is an improvement on the tarmac previously proposed, there is still further work needed to help you understand the landscaping design intent that Planit have led.

The latest NMA hardworks drawing approved the use of tarmac in this location (attached), which has since been rejected following the submission of further details to agree details to discharge condition 34. Since this has been rejected, Planit have worked with Moda to agree an improved solution to this area by reviewing previously agreed materials in this area in the context of other approved materials on pavements etc. This is with the intention of offering members of the public with a decorative and clear route through to the key areas of archaeological interpretation via the service yard, hence the need for the material to be primarily robust but also aesthetically appropriate.

The exposed aggregate solution proposes to fall back to a previously approved iteration of the service yard bay, which is identical to that shown on the 2nd of the attachments approved in 2016 as part of the new planning application. As suggested previously, this material is also highly

complementary to the proposed clay paving to be used on the pavement areas. On this basis, Moda see it as an acceptable solution given it achieves the robustness required, can be easily maintained, is a decorative surface treatment to help pedestrians navigate this route and has received approval from yourselves previously.

Perhaps I can walk up to the town hall to meet you this afternoon with the sample I have so that we can discuss further and allow you to review it with Dave before you come back to me with your thoughts?

Kind regards

Mike

Michael Percival

Senior Planner | FA - Real Estate | Deloitte LLP

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From: Percival, Michael (UK - Manchester)
Sent: 13 February 2019 16:08
To: 'Sue Wills' <s.wills@manchester.gov.uk>
Cc: Chatfield, Jennifer (UK - Manchester) <jchatfield@deloitte.co.uk>; Wilson, Melissa (UK - Manchester) <meliswilson@deloitte.co.uk>
Subject: RE: CDN/18/0667; CDN/18/0673; 121795; and 121904

Hi Sue

Further to our conversation, I'm happy to extend the deadline for the above applications and discharge of planning conditions until 29th of March 2019. I'm hoping we can get you the information you need way in advance of that to allow you to determine as soon as possible.

In relation to CDN/18/0673, please find attached an image of the proposed concrete sample (apologies for the file size) with exposed limestone aggregate topping, which is pictured with the approved clay paving sample to show the complementary tones of the two materials. I think it's a much improved solution compared to the tarmac and is consistent with the original and revised planning approvals, which showed a concrete solution in this area. I'm due to receive a sample on Monday afternoon so will drop that off with you on Tuesday next week. Please can you let me know if this is an acceptable solution or if you have any queries and we will work it into some revised planning drawings for approval?

On CDN/18/0667, I'm due to get a final version of the boundary treatment next week and will pass this over for comment once received.

Anthony's number is 07572 505744 to allow Neil to contact him directly and talk through the issues on the vehicular access.

On Hero, we will get you a note that sets out the requirements for acoustic attenuation in the area closest to the residential units above. This will ensure that the worst case scenario of free weights is being tested from a use class perspective, rather than the operation of Hero themselves. Have I interpreted that correctly?

I will await your response on the roller shutter, CCTV and MUGA details, which I have just received the validation letter for (thanks!)

Any questions in the meantime, please get in touch.

Kind regards

Mike

Michael Percival

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From: Percival, Michael (UK - Manchester)
Sent: 29 January 2019 16:38
To: 'Sue Wills' <s.wills@manchester.gov.uk>
Subject: RE: CDN/18/0667; CDN/18/0673; 121795; and 121904

Hi Sue

Based on your recent emails and the need for the submission / consideration of further information we need to extend the determination.

Let's go from 01 Feb (looking at the calendar, this is Friday?), to 22 February 2019 to allow for further information to be submitted and considered by officers for CDN/18/0667; CDN/18/0673; 121795; and 121904.

Will need to have a chat about how we deal with the servicing bay following highways' comments. I thought the additional information provided around frequency and limiting the hours of use would have resolved this as discussed on the phone?

In the highly unlikely event that the loading bay is occupied, given the management strategy for deliveries and the secondary nature of this servicing bay (it wasn't in the original 2014 permission and the main bay is off Miller Street), we could easily overcome this by directing any vehicles to a nearby surface car park (e.g. in New Cross) until it is clear for access. The reality is that access is only required 3 times per month (in peak summer months only) and I can't realistically see this being an issue.

I'll give you a call to talk through initially about how to move this forward.

Thanks

Mike

Michael Percival

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From: Sue Wills <s.wills@manchester.gov.uk>
Sent: 29 January 2019 14:18
To: Percival, Michael (UK - Manchester) <mipercival@deloitte.co.uk>
Subject: CDN/18/0667; CDN/18/0673; 121795; and 121904

Dear Michael ,

all the above are due for determination on Saturday 1st February 2019. Please can you let me know whether you will be seeking time extensions for these applications .

Kind regards

Sue Wills

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2 attachments

PL1378-GA-P100 clean-LANDSCAPE MASTERPLAN.pdf
2418K

PL1378-GA-P101-HARDWORKS PLAN-planning.pdf
1207K