MANCHESTER CITY COUNCIL

Planning MCC <planning@manchester.gov.uk>

Fwd: Application 119090 : 2 Poland Street, Manchester

1 message

Janine Renshaw-Livesey <j.renshaw-livesey@manchester.gov.uk> 16 August 2018 at 11:03
To: Planning MCC <planning.tst@manchester.gov.uk>

Please upload the email and the attachment.

---------- Forwarded message ----------
From: Ian Sherwood <i.sherwood@hattrelldsone.co.uk>
Date: 16 August 2018 at 10:40
Subject: Application 119090 : 2 Poland Street, Manchester
To: "j.renshaw-livesey@manchester.gov.uk" <j.renshaw-livesey@manchester.gov.uk>
Cc: Anthony Hirsch <anthirsch@gmail.com>

Janine

Following on from recent correspondence and the proposed extension of time, we have re-visited the scheme. Could we please request a brief meeting with Jennifer and yourself to go through the points you have raised?

I have added some comments to your points below in blue and a pre curser to a meeting.

Many thanks, and look forward to meeting you

Apartment Size - Development should adhere to the National Described Space Standard Design Guidelines. It is important to remember that these minimum space standards should not be taken as maximum areas.

Housing which exceeds minimum dwelling sizes will always be encouraged. Additional rooms, including utility rooms, studies and en-suite bathrooms, are encouraged, but will require additional floor area above the minimum GIA to avoid compromising the space and functionality of other parts of the home. All proposed apartments are required to adhere to the National Described Space Standard Design Guidelines. Please amend your proposals accordingly.

(We have considered the nationally described space standards, and feel these can be achieved in the scheme and will provide evidence that they meet where possible due the constraints of fitting into an existing building.

Apartment Mix - The Council at present is only prepared to allow a maximum of 50% any residential development to be one bedroom units, with the rest being two bedrooms or larger units, so as to achieve a more sustainable and stable population within the City Centre. Please amend the proposal accordingly.

(Due to the nature, size and shape of the building it is uneconomically viable to provide a minimum 50/50 mix of one and two bed apartments, as this would result in the loss of a unit and the unit sizes becoming uneconomic to build and market, our client has carried out extensive market research with agents, to come to this conclusion, and accepts the council position, but can demonstrate demand and would therefore ask the council to reconsider?

A justification of the levels of car parking provided. Residential developments should include 100 % provision of car parking. Where there is not 100 % provision of car parking - Justify parking numbers.

What provisions / strategy do they have in place for making an authorized parking space available for all residents. This would include for example contract parking within car parks, special deals with car hire companies, car sharing, purchasing pool cars that will be available for rent through the development, writing into deeds on sale of property that owners or occupiers of flats will not have a car and/or joining a car club.

(We will ask the transport consultant to update the report accordingly)

Please provide evidence that the office element of the proposal was advertised and marketed prior to the submission of this application,

(as our telephone discussion prior to my break, this had been discussed at a pre application stage with Jennifer, in November 2017, she had stated that the commercial space had been vacant for many years and that the council were aware that it has been vacant for many years and hence not viable for a commercial use. The property was marketed by Daniel Harris a copy of the advert is attached. This was advertised approximately four years ago and was for a good number of months. Our client has met Daniel again on site this week and should you need further evidence then he can provide a written statement of both when it was marketed and current level of interest).

Kind Regards

Ian

Ian Sherwood Ba Arch Dip Arch

Architectural Consultant

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Regards, Janine

Janine Renshaw-Livesey
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