Ralph Taylor
<ralph@paulbutlerassociates.co.uk>
21/07/2017 15:54

To "planning.tst@manchester.gov.uk" <planning.tst@manchester.gov.uk>,
cc "r.griffin@manchester.gov.uk" <r.griffin@manchester.gov.uk>
bcc
Subject FW: 102 Manchester Road, Chorlton

Who	Date	Time		Subject
Ralph Taylor	21/07/2017	15:54		FW: 102 Manchester Rc

3 attachments

170620_SK21679_TN04(-02).pdf Main_Validation_Checklist-_Dec10 (10).pdf ufm3.pdf

Resending email due to undelivered notice.

Dear Sir/Madam,

Application number : 116984/FO/2017
Proposal: Change of use of part of first and second floors and erection of rear and roof extension to provide 14 apartments (use class C3), with associated elevational alterations and car parking
Location: 102 Manchester Road, Chorlton, Manchester, M21 9SZ

Further to your letter of 20.07.2017 regarding the above application I write in response to the numbered points raised.

1) The submitted planning application is for 14 residential units and is therefore below the 15 unit affordable housing threshold which is stated by Core Strategy Policy H 8 as well as the Council's Validation Checklist (attached). An Affordable Housing Statement is not therefore required as part of this planning application.

Although an additional 8 apartments are proposed to be provided within the building, these are applied for through the prior approval process (application 116447/P3OPA/2017). This is a permitted development right granted by national legislation and although prior approval is required this should only be assessed in terms of four criteria (highways, contamination, noise from commercial premises and flood risk). Affordable Housing is not one of the prior approval criteria and cannot be sought for prior approval applications. National Planning Practice Guidance is clear in this regard and states:

> ***'Can planning obligations be required for permitted development ?***
> *By its nature permitted development should already be generally acceptable in planning terms and therefore planning obligations would ordinarily not be necessary. Any planning obligations entered into should be limited only to matters requiring prior approval and should not, for instance, seek contributions for affordable housing.*
> *Paragraph: 005 Reference ID: 23b-005-20140306*
> *Revision date: 06 03 2014'*

Having regard to above we would be grateful if you could confirm that an Affordable Housing Statement is not required.

2) The site is not located within an Air Quality Management Area (see plan below). The site has a highly sustainable and accessible location within Chorlton District Centre with excellent access to a range of amenities, services and public transport services including bus routes and Metrolink stations. The sustainability/accessibility of the site's location is confirmed in the Highways Technical Note prepared by SK Transport which has been submitted as part of the application (attached).

The planning application proposes 12 car parking spaces for the proposed apartments within the existing rear car park. Using data from the TRICS database, the Highways Technical Note advises that there would be 189 vehicle movements associated with the existing lawful office use compared with a total of 99 movements for the proposed residential conversion (8 units proposed by prior approval application 116447/P3OPA/2017 and 14 units proposed by the current application) and the previously approved change of use of the ground floor to A3 use. The proposed development therefore represents a significant reduction in vehicle movements and reduction in potential air pollution compared to the existing lawful use.

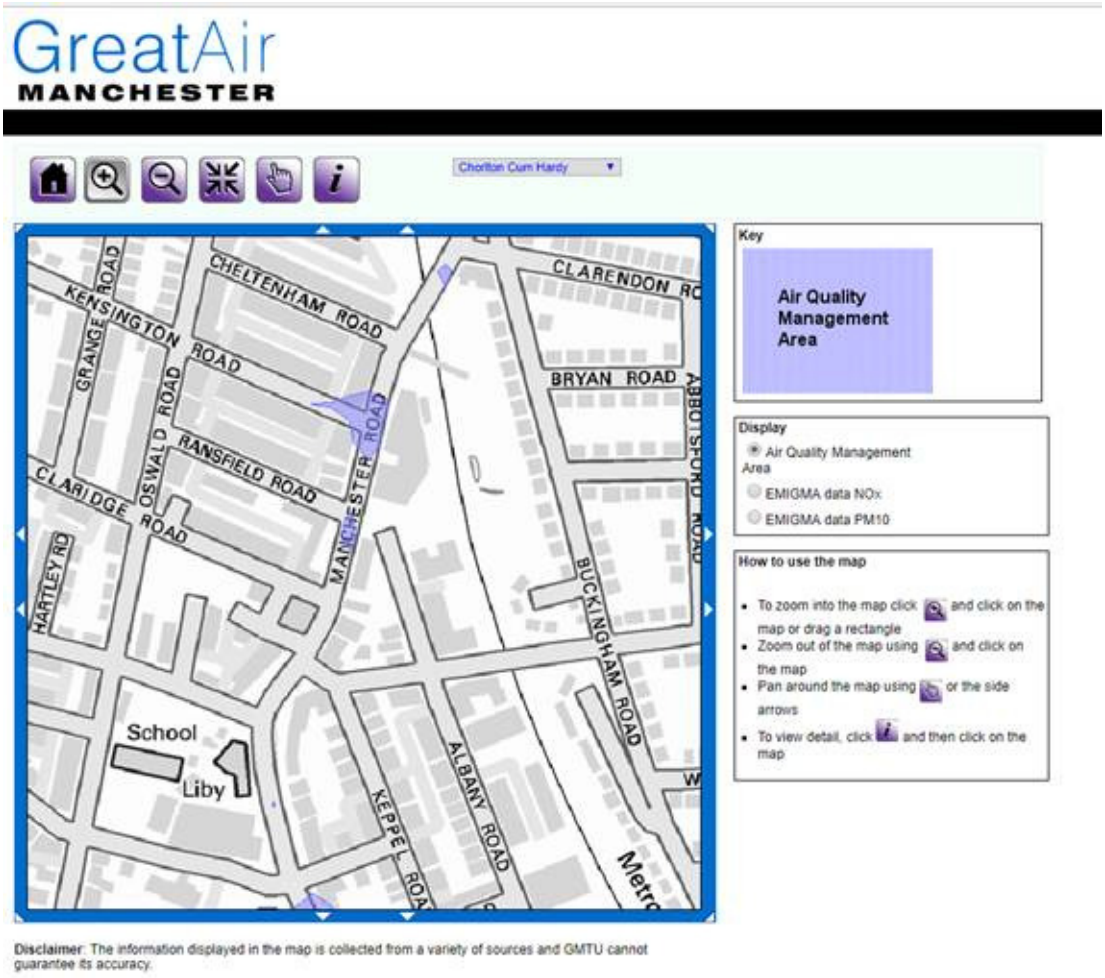
Should planning permission for the application proposal be granted we would expect a condition for a Construction Management Strategy to be attached, this would include necessary mitigation in relation to dust suppression etc. In addition to the fact that an Air Quality Assessment is not necessary we would note that the Council's Validation Checklist (attached) does not identify an Air Quality Assessment as a validation requirement for this type of development.

3) Thank you for confirmation that there is no fee payable.

We trust that the above response is satisfactory and that the application can be validated without the requirement for a Affordable Housing Statement or Air Quality Assessment.

Kind regards

Ralph



Ralph Taylor BSc (Hons) MPLAN MRTPI
Planner

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-----Original Message-----
From: planning.tst@manchester.gov.uk [mailto:planning.tst@manchester.gov.uk]
Sent: 20 July 2017 09:50
To: Ralph Taylor <ralph@paulbutlerassociates.co.uk>
Subject: Invalid letter for application 116984/FO/2017

Please find attached the invalid letter for your recent application under reference 116984/FO/2017.

Regards,

Jayne McGuinness
Technical Support Team, Planning, Manchester City Council, P O Box 532, Manchester M60 2LA

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