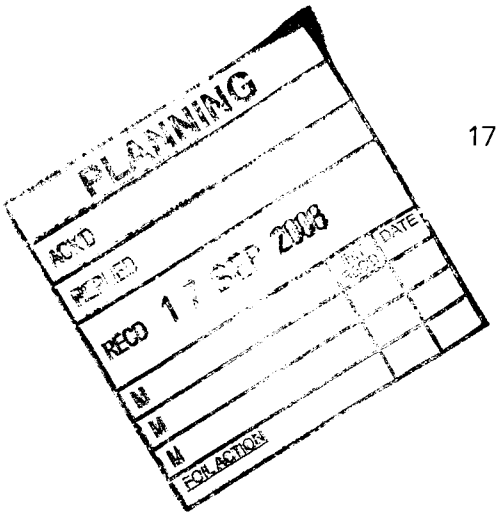
Paul Butler Associates
Planning, Development & Heritage Consultants



17 September 2008

Jackie Tipping
Planning Division
Manchester City Council
P.O. Box 463
Town Hall Extension
Manchester M60 3NY

Ljt01/tf

Dear Jackie

Proposed hotel and commercial scheme: 2-10 Stockport Road, Ardwick
Application No: 087512/OO/2008

We have prepared this letter in response to your correspondence dated 21 August 2008 which set out the information that would be required by Manchester City Council in order to progress the above planning application.

In response to the points raised:

1. Waste Strategy Proforma

Please find enclosed a Waste Management Strategy which was developed in line with Manchester's Waste Storage and Collection Guidance. The strategy provides details of the number of bins proposed for the scheme; the location of the bin storage area and the transfer of waste to the bin store; and, bin collection arrangements. We have also attached a copy of revised drawing 355/H05A 'Lower Ground Floor', which identifies the location of a bin store area and a site plan showing the proposed collection point for the bins.

2. BREEAM pre-assessment

We have commissioned Scott Hughes Design to undertake a Bespoke BREEAM pre-assessment for the proposed scheme. As soon as we are in receipt of the pre-assessment we shall forward it to you.

3. Crime Impact Statement

We have been in contact with the Greater Manchester Police Architectural Liaison Unit (GMP) and have commissioned them to undertake a Crime Impact Assessment (CIS). We were informed that the CIS would take approximately two weeks to complete. As soon as we are in receipt of the CIS we shall forward it to you.

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4. Disabled Access

Disabled access was considered from the outset of the scheme's design with reference being made to the City Council's best practice guidance documents ('Design for Access 2' and 'Guide to Development in Manchester Supplementary Planning Document'). The proposed scheme has therefore been designed to promote disabled access. With regards to the design of the scheme in respect of disabled persons:

- Direct and level access is provided into the hotel and office unit, ensuring that disabled people will be using the same entrances as other users of the development.
- The internal spaces within the scheme have been carefully considered i.e. there are no changes in level on the various floors; corridors have been sized to ensure that they are comfortable to manoeuvre within; the width of internal doors enable wheelchair access; and, two lifts have been provided which enable disabled access between all the floors.
- There are no car parking spaces specifically designated for disabled car parking. However, this is because such a provision is not necessary due to the scheme proposing a valet parking system which will enable customers to park their cars outside the entrance of the hotel and for the vehicles to be then parked by a valet.

5. Travel Plan

As highlighted in the Planning Statement accompanying the application, the car parking provision within the scheme is below the parking standards which are set out in Regional Planning Policy Guidance. However, the level that has been provided is more than sufficient to service the development, particularly since the site is accessible by various modes of public transport, cycling and walking. Nonetheless, we have provided a brief Transport Plan (see attached) which identifies an alternative transport provision and looks at how a travel plan might be administered.

6. Roof Plan

An additional plan has been provided (drawing 355/H15 'Roof Plan') showing the configuration of the roof. As of yet an M&E consultant has not been brought on board, therefore, the exact location of the plant and equipment is unknown at this stage. However, this is something that can be resolved once the application has been registered or via condition. It is envisaged that any plant will not be visible from surrounding streets.

7. Revise Ground Floor Layout Plan

An additional plan has been provided (drawing 355/H14 'Site Plan') which locates the site within the context of the surrounding area and identifies the surrounding streets.

8. Contextual Street Scene Elevations

An additional plan has been provided (drawing 355/H13 'Street Elevation') which provides a contextual street scene elevation and shows the relationship between the proposed scheme, the Apollo and the neighbouring residential properties.

9. Sited Edged Red

The Ground Floor plan (drawing 355/H04B) has been revised, with the site-edged red being superimposed.

10. PPG15 Statement

The proposed scheme should be assessed against its potential impact on the setting of the neighbouring grade II listed Apollo Theatre. Whilst the proposed development site is located on the opposite side of Stockport Road and therefore some distance from the Apollo Theatre, the grade II listed building does form an important visual element within the street scene.

Paragraph 2.16 of PPG15 states that *'sections 16 and 66 of the act require authorities considering applications for planning permission to have special regard to certain matters, including the desirability of preserving the setting of the [listed] building'*. Whilst the proposed development may have an impact on the setting of the Apollo Theatre, this will only be positive due to the fact that the proposed scheme will redevelop a vacant, brownfield and key gateway site with a high quality scheme. The potential impact of the scheme on the Apollo Theatre's setting is considered in more detail below in relation to its design.

With regards to siting, the proposed scheme will be positioned on a similar footprint to the previous buildings (prior to their demolition) which existed on the site. The proposal therefore reflects the character of the built form in the locality and maintains an established and acceptable relationship with the adjacent grade II Apollo Theatre. Furthermore, the siting of the scheme ensures that key views of the theatre from vantage points within the surrounding area are maintained.

In relation to the height/scale/massing of the proposed scheme, the tallest part of the building is proposed adjacent to the roundabout thus giving the building presence at the junction of the major arterial routes, whilst slowly falling away as the building retreats within the site. The first 5 storeys of the scheme are reflective of the bulk and massing of the Apollo Theatre, whilst the introduction of glazing at the upper storeys ensures that the scheme does not have an overbearing impact on the theatre's setting. Lastly, the materials (modern and lightweight) used within the scheme will ensure that it contrasts with the Apollo Theatre, thus ensuring that it retains its important visual presence within the street scene.

11. Ventilation/Extraction details

Whilst a kitchen has been provided on the lower ground floor of the hotel, it will be a non-cooking kitchen and will only be used for the storage and preparation of food. The only food being provided for hotel guests will be continental breakfasts and as such only store cupboards, fridges and works surfaces will be required. Equipment for the extraction/discharge of fumes and vapours is therefore not necessary.

12. Flood Risk Proforma

According to the Environment Agency website, the site is in an area which has a low flood risk, equating to a flood risk of 0.5% (1 in 200) or less each year. However, we have prepared a Flood Risk Assessment Pro-forma which we have attached for your information.

13/14. Resubmitted Plans and Copies of Information

In response to your request for the resubmission of the plans and numerous copies of the information, we have provided a CD containing all the information which forms the planning application.

We hope that the information that we have provided will now enable the registration of the planning application. If you have any queries with regards to the information provided please do not hesitate to give me a call.

Regards,

Yours sincerely

Tom Flanagan
Director

Cc Saad Alazzawi; Saco Towers Ltd
Steven Marshall; Cartwright & Gross