APPENDIX TO AGENDA
(LATE REPRESENTATIONS)

Planning and Highways Committee	20 February 2025	**Item No.**	5
Application Number	141607/FO/2024	**Ward**	Ancoats & Beswick Ward

Description and Address
Creation of a new office campus comprising two office buildings (Use Class E), including: North Building comprising ground plus seven storeys (Use Class E) plus up to a total of two storeys of enclosed and exposed rooftop plant; and South Building comprising ground plus six storeys (Use Class E), plus up to a total of two storeys of enclosed and exposed rooftop plant, and also including flexible commercial uses (Use Class E and / or Use Class Sui Generis (p) and (q)) at ground floor and cycle parking; together with basement car parking, landscaping and public realm, servicing and access arrangements, highways alterations and other associated works (including the establishment of new site levels for the proposed new park

Part of the former Central Retail Park, Great Ancoats Street, Manchester M4 6DJ

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1. Public Opinion

One further objection has been received as follows:

1. It would tower over the adjacent heritage architecture. The height directly opposite will block light for a large number of residents and completely obscure the view. The light report does not adequately report the impact this would have.

2. The roads are severely congested. The recent closures, one way system, and areas of congestion on great Ancoats street make the adjacent roads severely challenging. Parking is at a premium considering this is a residential neighbourhood. How will the 7000 new workers travel / park each day? If >90% utilise local public transport links, the proposed parking is not adequate with the current facilities in the area over capacity.

3. Lack of amenities. There is only one large supermarket in this area (Aldi) which frequently has empty shelves. Smaller 'local' or newsagents that have opened but do not meet current demands, before considering the needs of 7000 new staff members. Gyms, leisure facilities have long waiting lists.

4. The concrete wall makes the canal side area feel extremely unsafe, and is entirely out of proportion and inappropriate for the proposed design requirements

5. Why doesn't the building resemble the local heritage architecture?

2. Statutory Consultees

United Utilities (UU) acknowledge that the applicant has provided additional information and has identified additional work that is required regarding the protection of the UU assets which cross the site, and the discharge of surface of water. Whilst the technical work is outstanding, UU maintain their objection but are fully committed to engagement with the applicant to address these matters.

UU would prefer these matters to be addressed prior to determination as there is a possibility this may affect the layout, detailed design or the cost of delivery specifically noting that diversions of assets may be necessary.

If the application is determined, conditions should be imposed to ensure the most sustainable surface water drainage solution is achieved (and managed) and that the assets which cross through the site are afforded due consideration and protection

3. Director of Planning – Further observations

The issues raised by the resident are covered in the report.

Conditions 19 and 22 require a drainage strategy and a maintenance regime be agreed.

Asset protection is a private matter between the applicant and United Utilities as the statutory undertaker. An informative should remind the applicant of their obligation in this regard. The following informative is therefore recommended.

> *"Details of the means of ensuring the water and wastewater infrastructure that is laid within the site boundary is protected from damage should be agreed with the relevant statutory undertaker prior to the commencement of any development at the site. This shall include relevant surveys to identify the location of the infrastructure, consideration of the impact of construction activities and any appropriate mitigation"*

In addition to the above, a further planning condition should be imposed on the permission to agree the final details of the plant screen to the roofs of the buildings.

The recommendation remains **Minded to Approve** subject to the signing of a legal agreement.