

Our ref: 784-B065444

Your ref: 134305/FO/2022

Carl Glennon
Planning Officer,
Growth and Development Directorate
Manchester City Council
Floor 6 Town Hall Extension,
PO Box 532,
Manchester,
M60 2LA.

By Email

12 September 2024

Dear Carl,

Submission of revised documents in support of the full planning application for residential development at Land Incorporating 1A Stanley Street, 3-5 Ogden Lane and 1292 Ashton Old Road Manchester M11 1JG, Ref: 134305/FO/2022.

Tetra Tech have been instructed by ABP Openshaw Homes Limited (the Applicant) to submit a package of revised documents in relation to the planning application at Ashton Old Road (Ref: 134305/FO/2022).

Following comments received on 8th July 2024 from the Officers at Manchester City Council, the application scheme has been amended to respond directly to these additional comments. The number of units is now 24, and the massing of the building at the fourth floor has been reduced.

A schedule is set out below.

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GP-TEM-009-06

Room Type	Revised Scheme
1-Bedroom	3
2-Bedroom	17
3-Bedroom	4
Total	24
Retail Units	480.19 sqm (across 5 units)
Basement	No
Car Parking	Car-free
Cycle Parking	38 spaces for residential 10 spaces for retail staff
Rooftop Acoustic Enclosure	Yes
Plantrooms	Yes
Post & Parcel Delivery Room	Yes
Staff Toilet	Yes
Staff Shower	Yes

To reflect the proposed amendments, revised plans have been submitted for consideration.

Response to comments

1. External appearance

There was a concern regarding the continuation of proposed built form at five storeys to the outside edge of the eastern and southern elevations. The built form has therefore been stepped back at the fifth storey along the eastern and southern elevations.

There was a request for drawings to be provided showing the position of No 1294 in relation to the proposed development. Drawings have now been provided.

2. Internal layout

The marginal shortfall of 2 sq. metres in relation to the proposed maisonette has been made up.

The street scenes showing neighbouring buildings now include details of the elevation and fenestration.

The first floor level courtyard now includes indication for resident access.

Details relating to the first floor level the courtyard area and fencing / enclosure details to the perimeter of the courtyard / private garden areas has been provided.

3. Viability assessment

The proposed amendments once consulted on and broadly agreed will be assessed under a new financial viability assessment.

4. Highways

A separate Section 278 agreement will be entered into to cover off-site highway works.

5. Refuse and Servicing

Draft condition 13 (Storage and disposal of waste) and 14 (management and servicing of external areas, including operation of waste management, servicing and deliveries) are suitable vehicles for addressing the Highway comments relating to waste and servicing.

Draft conditions 13 and 14 to be revised to secure the requirements for a combined Waste Management and Service Strategy document.

6. Delivery Management

In relation to taxi and food/ parcel deliveries, this can be dealt with via a suitably worded condition as part of the Service Management document. Due to the small size of development, initial analysis has shown that conflicts are unlikely to occur and can be suitably managed.

Postal/couriered letter and parcel dropping has been provided for with internal bay and secure parcel dropping boxes for each apartment. These will be suitable for food drops.

We understand the council will now re-consult on the amended proposals. We look forward to further discussion with the council and consultees as required.

Yours sincerely

Lucy Farrow MRTPI MRICS

Associate Director

Tetra Tech