

Re: Application #135675/FO/2022

[REDACTED]

Mon 24/04/2023 10:36

To: [REDACTED]

Cc: [REDACTED]

Hi both,

I have noticed amendments to this application have been made and accompanying documentation has been uploaded onto the planning portal. These changes do not address the objections I have raised in my previous email and this application is still contradictory to local and national planning policies and will remove the public benefits promised under the recently approved Port Street scheme.

[REDACTED]

On Fri, Apr 21, 2023 at 1:17 PM [REDACTED] wrote:

Hi Angela, hope you are well,

I wanted to follow up directly on our objections to Block 2 within this application; at this stage we are unable to add comment through the Planning Portal and the developer appears to be continuing to try and justify its inclusion into the scheme. It is worth reiterating that this objection is not one of anti-development but a request for something better that doesn't have a severely detrimental impact on local residents, neighbouring public realm as well as our cities heritage assets. Below I have summarised key areas that form the basis of our objection in an exec summary and added further detail in the body of this email; all of which on their own make a strong case as to why this application should be rejected, but collectively, I'm struggling to see how there is any justification to approve this scheme as it stands. In legal terms, the inclusion of Block 2 is wholly contradictory to local and national planning policies and will remove the public benefits promised under the recently approved Port Street scheme.

Exec Summary.

1. **Heritage:** Significant impact upon the setting of a Grade II* Brownsfield Mill (Avro) through completely eliminating any visibility of the asset and its connection to the Northern Quarter. (Caused by Block 2)
2. **Wind:** Application causes areas which are actually classified within the wind report as being 'unsafe', within a seating area of public realm and completely undermines the intended use of neighbouring gardens/green space (Public realm at Port Street and Garden at Avro would no longer be suitable for seating)
3. **SRF:** Removal of public realm, additional unit and height (Block 2) added and a shift in arrangement of the units to that proposed in the SRF
4. **Daylight/Sunlight:** Significant loss of light (34%) to neighbouring residential units caused by inclusion of Block 2
5. **Port Street Development Design:** Removal of public benefit which was given significant material weighting in the planning balance, and integral to offsetting harm to heritage assets. The inclusion of Block 2 will eradicate this public benefit and undermine the viability of the Port Street application.

For the reasons summarised above and detailed below, we implore the council to reject this application in its current form and invite the developer to return with a scheme more befitting of

the site; specifically, remove block 2 in its entirety and replace with a joint up approach to the public realm positioned in the SRF and the Port Street Development.

I would welcome the opportunity to either speak to yourself or the developer regarding this application; there is an opportunity to do something special here and this just is not it. However, should this application progress to the planning committee in its current form I would request the opportunity to speak.



Details of area of concern + supporting material

1. **Heritage:** The proposed development is situated within the immediate setting of a Grade II* Listed Building. The 1990 Planning (Listed Building and Conservation Areas) Act 1990 and the NPPF (2021, para.199) stipulates that 'great weight' should be applied to preserving and or enhancing the setting of a Listed Building, emphasising the more important the asset, the greater the weight should be. Historic England's Guidance on Setting stresses that where harm is identified, every effort should be made to reduce, avoid or minimise this harm. It will be evident that 'Block 2' is the most harmful aspect of the proposals, incurring some significant impact upon the setting of the Grade II* Brownsfield Mill through completely eliminating any visibility of the asset and its connection to the Northern Quarter.

This viewpoint is depicted (although not referenced) as figure 3.12 in the applications supporting Heritage Statement (page 14 of 135675_FO_2022), however, we are missing a Baseline View of Viewpoint 20 - Tariff Street West within the applicants Design and Access Statement; below is that viewpoint and showcases that the Grade II* Listed Building in the foreground which would be completely eliminated by the approval and build of Block 2.



We implore the Local Planning Authority to apply great weight to the Grade II* Listed Building and encourage the removal of 'Block 2' from the proposals, this would alleviate the impact upon the heritage asset exponentially and encourage a much-improved visual corridor from the building onto the Northern Quarter.

2. **Wind:** Below (which has been taken from P.18 of the Wind Report of this application; 135675_FO_2022) depicts a significant area of proposed public realm which is considered unsafe for a sub-group of our society; table 03 in this report describes this as **"Unsafe for frail individuals, or cyclists"**. This was not identified in the wind report of the Port Street Application (132489/FO/2021) so it's logical to deduce this unsafe area has been created by this application.



Fig. 14: Annual Safety at Ground Level, Proposed Development with Cumulative Surrounds

I am at a loss to try to comprehend how this council would consider this acceptable given the intended use of the space. The public realm as part of the Port Street Application

(132489/FO/2021) was welcomed as much needed green space by neighbouring residents. I have depicted the intended use of the space from the landscape strategy (132489_FO_2021), as you can see, this is a seating and grass area which will not only become unusable but also unsafe should the council approve this application.



Additionally, the Wind Report shows (Figure 15 on P.18 and Figure 17 on P.19 within (135675_FO_2022) that in 'Summer' there is practically no area that would be considered suitable for 'sitting' in the new public realm of the Port Street Development and in 'Winter' the majority would only be suitable for Walking (Leisure). Moreover the report highlights the significant impact to the residents of the neighbouring building at Avro. Figure 15 shows the entire Private Garden of the development would not be suitable for sitting in Winter and only a small sub section in summer months (Figure 17). This area has multiple communal seating spaces and is used daily by its residents to socialise, play with their children, walk their dog etc; to approve this application would be to completely undermine the intended use of these garden/green spaces.

3. **SRF:** There is significant deviation in terms of proposed height and arrangements of the units against the SRF. Moreover, the proposed area of public realm has also been removed.

1. The height proposed for Block 2 is understood to be 12 Storeys. The maximum height identified for this site within the approved SRF is Ground + 8. This change is significantly greater than the approved maximum within the SRF.

2. There has been a shift in the arrangement of the units (addition of Block 2 as well as additional massing in Block 1 joining what was depicted as two separate building in the SRF)

3. Proposed public public realm within SRF has been removed and replaced with Block 2

Let's not try and dress this up as anything else that a developer attempting you utilise as much sq/ft available on their site to erect buildings and increase their economic benefit. As mentioned above, no weight or consideration has been given to local heritage assets in the design and the decision to remove proposed public realm is shocking; there was an opportunity to engage with 're-form landscape architecture' to expand and enhance the public realm and green space within the Port Street development.

4. **Daylight and Sunlight:** It is interesting the the developer uploaded two different Daylight and Sunlight reports in March 2023; the first was a detailed document (which has now been removed from the portal) that portrays impact to neighbouring buildings on a individual flat level, the second is a rolled up summary only, where impact it showed as a

grouped percentage. I am sure there is a reason for this but on the surface it's hard to overlook the developer not wanting to showcase a significant impact on individual flats with the inclusion of Block 2 in the development.

Below is an example of this within Avro:



The above represents an additional **34% loss of light** to room R1 as well as > 10% loss to both R2 and R3; the report fails to acknowledge this **major impact** to a living space with no other source of light. To approve this scheme would be to subject the occupant(s) of this property to very low levels of light within their living space. It is not acceptable to ignore this whilst drawing conclusions of impact on the building (the majority of windows in Avro do not face this scheme hence rolled up percentages of the building is not an appropriate analysis).

However, even from the exec summary percentages (below) it's clear to see that it is the inclusion of block 2 that impacts compliance against VSC Daylight, NSL Daylight and APSH - **when Block 2 is removed and the scheme only has Block 1 all revert to 100%.** Although the developer is trying to argue small % decreases is 'acceptable' by grouping the building as a whole, as you can see above, this is caused by significant impacts to individual units.

Assessment Scenario	Percentage of Windows Compliant with VSC Daylight	Percentage of Rooms Compliant with VSC Daylight	Percentage of Rooms Compliant with NSL Daylight
Baseline Compliance Level without Cumulative Scheme			
Area	100%	100%	100%
Baseline Compliance Level with Cumulative Scheme			
Area	100%	100%	100%
Assessment Case - Proposed Development (Scheme 1) without Cumulative Scheme			
Area	100%	100%	100%
Assessment Case - Proposed Development (Scheme 1) with Cumulative Scheme			
Area	100%	100%	100%
Assessment Case - Proposed Development (Scheme 2) without Cumulative Scheme			
Area	100%	100%	100%
Assessment Case - Proposed Development (Scheme 2) with Cumulative Scheme			
Area	100%	100%	100%

Moreover, no weighting, acknowledgement or consideration has been given to the impact Block 2 will have on foliage within Avro's private garden or the Green Space/Public Realm in the Port Street development; it's a complete contraction by the developer to cite 'new trees' as a mitigation strategy for unsafe wind whilst designing a scheme which would eradicate their light source.

5. Contraction to Port Street Development Design

The recently approved Port Street scheme was consented on the basis that a new 'public realm' would be implemented around the site. This aspect of the consented scheme was one of the key 'public benefits', which was afforded considerable planning weight. The current scheme, with particular focus on Block 2, will completely remove this agreed, 'open' public realm and therefore invalidate the public benefit. This is an absolute travesty and in direct conflict with the SRF principles. The loss of public realm space is completely unjustified within the submitted Planning documentation and is clearly a decision based on greed.

This overdevelopment will remove the promised public amenity space designed to create a connective route between neighbourhoods (Northern Quarter onto Ancoats) – again this was a key principle identified within the SRF and the Port Street Design. Block 2 will act as a barricade between the two, removing any benefit previously promised to local residents. This contradiction is an embarrassment and needs to be drawn to the attention of the Planning Committee.

On Tue, Apr 4, 2023 at 9:44 AM [REDACTED] wrote:

Thanks for the prompt response and information Angela, I hope you had a good break!

I will keep an eye out for the revised application, let's hope it's the removal of Block B in its entirety so we don't need to comment :)

[REDACTED]

On Tue, Apr 4, 2023 at 9:00 AM Angela Leckie [REDACTED] wrote:

Hi Stephen

This is now targetted at the 1st June Planning and Highways Committee. I have just returned from leave today but understand that the applicants have now made some amendments to the application, and we will be carrying out a further round of neighbour notification in the near future once the revised plans are available so can I suggest that you make your comments following that.

Best Wishes

Angela

Angela Leckie
Senior Planner

Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council,

[REDACTED]

[REDACTED]

[REDACTED]

I am available to dial into pre-arranged meetings via Microsoft Teams

Upcoming Leave 27th March returning 4th April

From: [REDACTED]
Sent: 04 April 2023 08:55
To: [REDACTED]
Subject: Re: Application #135675/FO/2022

[REDACTED]

Morning Julie and Angela, I hope you are well,

I am writing in relation to the planning application made by Axis Real Estate and Marco Living 2 Ltd on Tariff Street, Manchester (application number 135675/FO/2022).

I am a resident in the neighbouring residential building, Avro. On Thursday 30th March 2023 we received a letter from yourself Julie (dated 15th March 2023) inviting us for additional comments to be made on the planning portal by 26th March 2023. I have checked with others in the block and we all experienced delays in receiving this letter from the council and some apartments not getting it at all (I got 3 in the end). Due to the delays we have not been able to submit our comments by the deadline set.

We have major concerns in relation to sunlight/daylight, alignment to the SRF, Heritage weighting/consideration and deviation from the design of the neighbouring One Port Street which was recently given planning consent. Can you outline how I can submit my response for this application?

I would also like the opportunity to speak at the Planning and Highways Committee or to speak with you in person before a decision is made,

I look forward to hearing from you,

[REDACTED]

[REDACTED]

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