



AshtonHale

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

22nd July 2024

Sent via email only to: jennifer.connor@manchester.gov.uk

Dear Jennifer,

Submission of Revised Information to 136256/FO/2023: Proposed Residential Development at Land at 136 Withington Road, Manchester

This covering letter has been prepared by AshtonHale Ltd. on behalf of Views Holdings Limited ('the Applicant') to support the proposed revisions to the live application ('the Application') for full planning permission for the redevelopment of land at 136 Withington Road, Manchester M16 8FD ('the Site'), (LPA Ref. 136256/FO/2023).

The proposals for the site are for residential use (Use Class C3) comprising the partial demolition of existing buildings found on site and the development of 35 no. residential homes comprised of both apartments and townhouses.

The full description of development as stated on the live application submitted in February 2023, (LPA ref: 136256/FO/2023), is as follows:

Partial demolition of existing buildings and redevelopment to provide 35 no. residential homes, consisting of 31 apartments (13 x 1 bed and 18 x 2 bed) and 4 townhouses (2 x 2 bed and 2 x 3 bed), landscaping, access and associated works.

This cover letter addresses a number of updated drawings and documents prepared to support the formal revisions to the proposed development, which are marked red in the revised submission schedule enclosed. These amendments have been made to address feedback on the application received by Manchester City Council via email in October 2023, and further discussions with the Council on 7th December 2023.

Whilst this cover letter summarises the key elements of the revised development, it is important that the application submission be read as a whole.

Proposed Amendments

Site Reconfiguration and Massing

In accordance with comments made by Officers at Manchester City Council ('MCC'), the site layout has been developed to reflect a stronger architectural language between the proposed development and the surrounding area.

The site layout has been amended to create a further distance between the proposed development and the Whitby Avenue boundary by moving the proposed buildings back by 1m. In addition, the length of the main building has been reduced by 12m. This reconfiguration has addressed issues relating to potential overlooking and the perception of the built form previously proposed.

Furthermore, this concern has been addressed through the detachment and reorientation of the proposed mews houses from the main building. The separation of the mews houses from the main building has resulted in the overall site massing to be broken down and as a result, has created larger private gardens for the dwellings.

The revised layout is shown on the updated Proposed Site Plan (ref: A686_P_003 Rev D).

Architectural Language

Justification for the proposed building typology, size and scale have been developed using the National Farm Building Types document, published by English Heritage. Using this document, typologies have been selected to reflect building types that are historically typical for this area.

Windows

To further address comments received by MCC regarding overlooking issues of the previous proposal, the number of windows has been reduced by 3 from 18 to 15 to improve the built relationship with neighbouring properties along Withington Road.

Parking and Vehicular Entrance

As a result of the site reconfiguration, the proposed parking spaces at the site has reduced by 3, from 18 to 15 spaces. Bike and bin provisions have remained the same however, these provisions have now been separated and relocated to break up the massing further.

MCC noted that the previously proposed vehicular entrance to the site required further detail as to how the site is accessed with regards to deliveries, residents and refuse collections. This point has been clarified in the submitted updated Transport Statement (ref: 076585-CUR-XX-XX-T-TP-00001 Rev P05).

Planning Policy Overview

An overview of the Planning Policy context relevant to the proposed development is detailed in Section 5 of the original Supporting Planning Statement and a further appraisal of these policies is detailed in Section 6. An update is set out below on the aspects of that appraisal affected by the formal revisions to the design and layout of the proposed development.

Site Specific Policies

The proposed amendments to the development do not change the conclusions of the original assessment.

Principle of Residential Development

The proposed amendments to the development strengthen the conclusions of the original assessment, as the principle of development also strongly aligns with Manchester's newly adopted Places for Everyone Plan (March 2024), which promotes residential development in sustainable locations and the efficient use of previously developed brownfield land. The provision of 35 no. dwellings on the site would still make a significant positive contribution to the housing requirements of South Manchester.

Residential Amenity and Quality

The accompanying Massing Option Document is to be read alongside the original Design and Access Statement ('DAS') and explains the design concepts and principles which have been applied to the proposed development and how the scheme has been developed to reflect surrounding context. The DAS reflects the scheme amendments in relation to massing, materials and scale of the proposed units.

Overall, the submitted updated plans and Massing Option Document demonstrate that the proposed scheme accords with the with core standards set out within the Development Plan (Core Strategy Policy DM1, Places for Everyone Policy JP-H3), the requirements of the National Described Space Standards, and Residential Quality Guidance as published by Manchester City Council.

Heritage

As the site lies within the Whalley Range Conservation Area, detailed considerations have been made to ensure that the proposed development results in minimal impact to the significance of the Conservation Area. An updated Heritage Report has been prepared by Turley, which provides an update to the assessment of heritage impact.

Based on the updated assessment, it is concluded that the redevelopment of the site would result in "less than substantial" harm to the surrounding Conservation Area, and at a low level within that scale. In line with Paragraph 207 of the NPPF, this harm should be weighed against the public benefits of the proposed development. The identified harm has been weighed against the public benefits in the Supporting Planning Statement prepared by Avison Young, which concludes the public benefits outweigh the low level of "less than substantial" harm. This includes the potential enhancement of the retained facades through an agreed schedule of repairs and improvements to the overall site condition and boundaries to Withington Road.

As such, it can still be concluded that the proposed development accords with heritage related planning policy and specifically the policy test within Paragraph 207 of the NPPF.

Conclusion

This covering letter has been prepared to outline the proposed amendments to the full planning application for the redevelopment of 136 Withington Road for residential uses (LPA ref: 136256/FO/2023).

The proposed development seeks to deliver 35 residential dwellings on a brownfield site within South Manchester. The overall principle of development aligns with the strategic objectives of the Development Plan and the NPPF in relation to the re-use of brownfield land, as well as providing a positive contribution to housing provisions within South Manchester. The technical documents accompanying the planning application (as updated through this submission)

demonstrate that there are no constraints or technical issues which would preclude the proposed development from coming forward.

Furthermore, the proposed development constitutes sustainable development in accordance with the NPPF when taken as a whole. The development will deliver significant positive economic, social and environmental benefits which should be afforded considerable weight in the determination of this planning application. The scheme proposals accord with the Development Plan and are in line with national planning policy.

I trust these amendments will allow you to proceed with the positive determination of the application however, if you need anything further, please let me know.

Yours sincerely,



Neil Lucas

Director

07734 862 006

neil.lucas@ashtonhale.co.uk

AshtonHale Ltd

Enc. Revised Submission Schedule

Revised Submission Schedule - 136 Withington Road

Document	Reference	Author
Plans		
Location Plan	A686_P_001	Ollier Smurthwaite Architects
Proposed Block Plan	A686_P_002A	Ollier Smurthwaite Architects
Proposed Site Plan	A686_P_003D	Ollier Smurthwaite Architects
Existing Context Elevations	A686_P_030	Ollier Smurthwaite Architects
Proposed Lower Ground Floor Plan	A686_P_100B	Ollier Smurthwaite Architects
Proposed Upper Ground Floor Plan	A686_P_101C	Ollier Smurthwaite Architects
Proposed First Floor Plan	A686_P_102B	Ollier Smurthwaite Architects
Proposed Second Floor Plan	A686_P_103B	Ollier Smurthwaite Architects
Proposed Roof Plan	A686_P_104B	Ollier Smurthwaite Architects
Proposed Front Elevations	A686_P_300A	Ollier Smurthwaite Architects
Proposed Rear Elevation	A686_P_301A	Ollier Smurthwaite Architects
Proposed Side Elevation (North)	A686_P_302A	Ollier Smurthwaite Architects
Proposed Side Elevation (South)	A686_P_303B	Ollier Smurthwaite Architects
Proposed Mews Side Elevation (North)	A686_P_304	Ollier Smurthwaite Architects
Proposed Mews Side Elevation (South)	A686_P_305	Ollier Smurthwaite Architects
Proposed Context Elevations	A686_P_310	Ollier Smurthwaite Architects
Proposed Section AA	A686_P_400A	Ollier Smurthwaite Architects
Proposed Section BB	A686_P_401A	Ollier Smurthwaite Architects
Proposed Section CC	A686_P_402A	Ollier Smurthwaite Architects
Servicing Plan	A686_P_500A	Ollier Smurthwaite Architects
Access Plan	A686_P_501A	Ollier Smurthwaite Architects
Maintenance Plan	A686_P_502A	Ollier Smurthwaite Architects
Section Detail AA	A686_P_1000	Ollier Smurthwaite Architects
Section Detail BB	A686_P_1001A	Ollier Smurthwaite Architects
Softworks GA	321-ZZ-DW-G-L-1000	Ollier Smurthwaite Architects
Area Schedule	A686_P_901E	Ollier Smurthwaite Architects

Swept Path Analysis Large Car	76585 CUR XX 00 D TP 05001 Rev P03	Curtins
Documents and Reports		
Application Form	22 nd July 2024	AshtonHale
Covering Letter	22 nd July 2024	AshtonHale
Waste Management Strategy	July 2024	Ollier Smurthwaite Architects
Air Quality Assessment	28/07/2022	Redmore Environmental
Arboricultural Impact Assessment	Version 3 - 21.05.2024	Amenity Tree Care
Acoustic Report	09/08/2023	Lighthouse Acoustic
Broadband Connectivity Assessment	23/09/2023	GTech Surveys Ltd
Construction and Waste Management Plan	Within Supporting Planning Statement	Avison Young
Crime Impact Statement	14/12/2022	GMP Design for Security
Daylight and Sunlight Study	18/12/2022 / 25 th April 2024	Smith Marston
Design and Access Statement	02/02/2023	Ollier Smurthwaite Architects
Massing Options Document	July 2024	Ollier Smurthwaite Architects
Ecology Assessment	26/07/2022	BEK
Environmental Standards Statement	November 2022	Element Sustainability
Façade Retention Proposal	10/08/2022	Bell Munro
Flood Risk Assessment and Drainage Strategy	079886-CUR-XX-XX-RP- D-92001 Rev V04	Curtins
Local Labour Agreement	February 2023	Avison Young
Heritage Impact Assessment	July 2024	Turley
Phase I Preliminary Risk Assessment	28/07/2022	BEK
Structural Inspection and Report	22/05/2020	Holloway Jennings
Structural Survey Report	15/03/2021	Renaissance
Supporting Planning Statement	February 2023	Avison Young
Transport Statement	076585-CUR-XX-XX-T- TP-00001 Rev P05	Curtins

Travel Plan	076585-CUR-XX-XX-T-TP-00002 Rev P05	Curtins
Viability Assessment	12/12/2022	Roger Hannah