

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/24/0509

Date registered valid: 11 June 2024

Proposal: Discharge of Conditions 4 (Materials), 7 (Cycle Storage), 9 a(EV Charging), 10 a and b (Contaminated Land) and 33a (Local Benefit Proposal) attached to planning permission 135848/FO/2022

Address: Sit Of Former Victoria Park Probation Centre, Laindon Road, Manchester, M14 5YJ

Ward(s): Rusholme Ward

Applicant: Britannia Victoria Limited

Agent (if any): Miss Louisa Fielden AshtonHale

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 6th August 2024

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 19 June 2024 Expired: 10 July 2024

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

Description of development

Consultations & Notification Responses

Work and skills team – 20.06.2024 Requested that before condition no.33 is discharged a breakdown of how many Manchester residents they are intending to have on this project as well as the same for apprentices is submitted for consideration. Their information has been included, but it lacks a breakdown on Manchester residents /GM
They forwarded a KPI sheet with the information breakdown for their reference along with their guidance document.

FURTHER COMMENTS 31.07.2024

Following receipt of the KPI tracker they advise that they are happy to discharge against the figures they have now provided.

Environmental Health 24.06.2024

Condition 9: Each house has an EV charge point which is satisfactory however more details are required how the other 15 are being distributed. If car park spaces are specific to flats, then each will require a charge point, if these are not specified, then 20% need to have EV chargers.

Condition 10:

Environmental Health advise they are in receipt of a LK report dated Aug 23 ref: : LKC 21 1679-03, and they require:

- Validation of the hydrocarbon hotspot removal at location TP202.
- Environmental capping layer: Validation of environmental cover system in each zone.
- Provision of waste transfer documents.
- Verification testing of all imported soil for garden and soft landscaping areas.
- Information on the installation of protective pipes and / or sterile trenches.
- Details of any unexpected contamination identified onsite, suitably risk assessed and / or validated.

FURTHER COMMENTS 09.07.2024

More information regarding the apartments parking scheme is required.

Contaminated land – the information required, referenced below, relates to part C of condition no.10 , therefore part A and B can be discharged

Details needed:

- Validation of the hydrocarbon hotspot removal at location TP202.
- Environmental capping layer: Validation of environmental cover system in each zone.
- Provision of waste transfer documents.
- Verification testing of all imported soil for garden and soft landscaping areas.
- Information on the installation of protective pipes and / or sterile trenches.
- Details of any unexpected contamination identified onsite, suitably risk assessed and / or validated.

FURTHER COMMENTS 05.08.2024

Condition no.9a - this can be discharged.

Highway services-

In regard to Condition 7 (Cycle Storage) Drawing A662_C_4004A confirms the provision, location and storage details of the proposed cycle parking. The information is sufficient to allow them to recommend the discharge of the condition from a Highways perspective.

In regard to Condition 9 (EV Charging) the applicant is looking to discharge part a of the condition. Information has been provided on the type of EV charging to be provided and

confirmation that a total of 33 EVs will be provided for the houses and 15 for the apartments. The information is sufficient to allow them to recommend the discharge of part a of the condition from a Highways perspective.

Issues

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

Condition no. 4 (Materials)

4)The materials shown in the External Materials list dated 31.06.2024, and which are specified below have been reviewed, in conjunction with a visual of the wheat brick (as constructed) received 10th July 2024 .

EXTERNAL BRICK A Mickelmersh Clayburn Civic Reserve (Reverse Face). Natural mortar. Bucket handle joint. F10/5 Facing brickwork Type A 2.

EXTERNAL BRICK B Wienerberger Wheat. Natural Mortar. Bucket handle joint. F10/5 Facing Brickwork Type

PITCHED ROOF Swisspearl Jutland slates. Fibre-cement slates with riven edges

RAINWATER GOODS Brett Martin Cast Iron Effect Rainwater System R10/16 PVC-U gutters
WINDOWS / PATIO DOORS Rehau TOTAL70c. Triple glazed. To achieve U-Values of 0.8
W/m²K. L10/33 Proprietary windows

EXTERNAL FRONT DOORS TO HOUSES IdealCombi FrameIC composite doors. L20/55
Doorsets Type B

APARTMENT ENTRANCE DOOR Reynaers polyester powder coated aluminium doors. L20/55
Doorsets Type A

VEHICULAR PAVING 197 x 173 x 50 mm Tobermore Tegula Trio (Charcoal finish) block paving
in stretcher bond with colour matched sand joints. Q24/10 Conventional concrete block paving
Type B

PEDESTRIAN PAVING 450x450x35mm Tobermore Textred Flag (Natural) block paving in
stretcher bond with colour matched sand joints Q25/52 Concrete flags

PRIVATE AND ADOPTED ROAD Black macadam roads. Q22/10 Asphalt concrete paving to
private access road & pavements Q22/11 Asphalt concrete paving to adoptable standard

On the basis that the wheat brickwork when implemented is consistent with the visual of the
wheat brick (as constructed) received 10th July 2024, which has variations in colouration, and
the materials specified above condition no.4 is discharged.

Condition no. 7 (Cycle Storage)

7)The 4no. Miko Engineering Gosforth Cycle Shelter with 4 no. Sheffield Bike Racks to hold 40
no. cycles shown on Communal Bike Store plan ref: A662_C_4004 D have been reviewed,
together with the provision of a cycle store for each dwelling in accordance with Typical Bike
Store plan ref. A662_C_4005 B. On the basis the development is implemented in accordance
with the details on the plans referenced above condition no. 7 is discharged.

Condition no. 9 a(EV Charging)

9a)The confirmation in the letter dated 5th June 2024 from the planning agent in relation to the
electric vehicle charging system (EVC) being provided in accordance with all the appropriate
standards, including but not limited to:

- BS 7671 - The IET Wiring Regulations, 18th Edition
- BS EN 61851 – Electric Vehicle Conductive Charging System
- BS EN 61980 – Electric Vehicle Wireless Power Transfer (WPT) systems

is noted.

Furthermore, that all chargers would be fast charge type and the EV charging system would be
provided with load management functionality has also been noted. This information has been
considered in conjunction with the additional details and level of provision shown on the
Proposed Utility Services Layout plan ref: 2482-CWC-XX-00-DR-ME-9001 rev.P8 received on
31st July 2024. On the basis that the development is implemented in accordance with the details
referred in the documentation and on plan ref: 2482-CWC-XX-00-DR-ME-9001 rev.P8 condition
no.9a is discharged.

Condition no. 10 a and b (Contaminated Land)

10a and b) The contents of the Phase 2 Geo-Environmental Investigation, Risk Assessment
And Remediation Strategy (ref: CL-602-LKC 21 1679-02) dated September 2022 prepared by
LK Group and Post-Demolition SI Report (ref: LKC 21 1679-03) dated 11th August 2023
prepared by LK Group have been reviewed and are considered to be acceptable.

On the basis that no gas protection measures are required, no further action is required in
respect of condition 10 (part b).

I can confirm that on the basis the measures within the reports referenced above are implemented, condition no.10 parts a and b are discharged.

Condition no. 33a (Local Benefit Proposal)

33a)The content of the Local Benefits / Social Value KPI Tracker (ref: 01/05/2024 V1) prepared by Short Construction received on 11th June 2024 , as revised by the completed Victoria Park Construction Tracker proposal and reporting template dated 9th July 2024 received on 18th July 2024, has been reviewed .

On the basis of the details within the information referenced above, condition no. 33a is discharged.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Work & Skills Team

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA