APPENDIX TO AGENDA
(LATE REPRESENTATIONS)

Planning and Highways Committee	30 May 2024	**Item No.**	8
Application Number	138788/FO/2023	**Ward**	Longsight Ward

Description and Address
Erection of a youth, sports and community hub (Use Class E(d)(g)), F2(b)), 2 no. football pitches, combined netball and basketball court, cricket strip (Use Class F2 (c)), a three storey building comprising 36 no. apartments for young persons accommodation (Use Class C3) and 267no dwellinghouses (Use Class C3a), with associated landscaping, public realm, ecological mitigation, refuse storage, drainage, car parking and other associated works, with access from Wembley Road and Mount Road.

Land at Mount Road, Manchester

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1. Consultees/Outside Bodies

Active Travel England – Note there are two pedestrian links between Mannering Street and the proposed site, and the layout does result in overlooking and a sense of openness between these two streets. Solely from an active travel perspective they are satisfied with this approach and are content that it is for the local authority to consider broader urban design and placemaking issues from the proposed arrangement.

They note cycle parking was being reviewed and state they would be happy to provide further comment following the submission of any new information.

Highway Services – have noted that cycle storage for the youth sports hub has been reduced by 4 spaces following the provision of vertical secure lockers (4no.) and low-level secure lockers (4no), in addition to the covered cycle stand provision (12 no. spaces). They therefore request an area be identified to accommodate future provision, should this be identified during Travel Plan monitoring.

They also request that the pedestrian connections to Mannering Street and the Public Right of Way to the south are also adopted in order to ensure they remain clear and available for use.

Local Lead Flood Authority – Have reviewed the additional drainage information forwarded by the applicant, and state drainage condition (no.26) (already referenced within the report) be retained. However, it is proposed that condition no.27 be rephrased.

2. Applicant/Agent

The applicant has forwarded a phasing plan ref KH007 A-103 with a view to being able to discharge conditions on a phased basis, and an updated site layout plan ref: KH007 A-100 rev.P14 (Notwithstanding the annotated reference to secure cycle points), showing addition gating to secure routes to the rear of mid terraced properties for bin presentation on collection days and the confirming the location of netball/basketball court and cricket wicket has also been provided.

3. Director of Planning - Further Observations / Modifications to Conditions

Sport England have been advised of the proposed on-site and off-site sports provision. Any further comments received will be reported to committee.

Following the further observations which have been received, it is proposed that phrasing of travel plan be revised to include reference for the need for an area be identified to accommodate future cycle storage provision, as part of the Travel Plan monitoring.

The submission of finalised details relating to the relocated bus stop is proposed to be actioned through the proposed off-site highway works condition, rather than a separate condition.

It is proposed that condition no.2 be updated to reference phasing plan ref:KH007 A-103 and site layout plan ref: KH007 A-100 rev.P14 (Notwithstanding the annotated reference to secure cycle points). The caveat to the site layout plan has been included, due to the requirement in condition no. 9 which is related to the submission of finalised arrangements for cycle storage.

It is also recommended that conditions 21 and 51 are removed, and that condition no.16 be rephrased to include the requirement for the submission of the details for managing boreholes before commencement of the development.

On the basis of the comments received from the LLFA it is recommended that condition no.27 been rephrased to state

> ‘Prior to the first occupation/use of the development hereby approved details of the implementation, maintenance and management of the surface water drainage scheme, as approved by Condition X, shall be submitted for approval in writing by the City Council, as Local Planning Authority. Those details shall include:
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> - Verification report providing photographic evidence of constructed flow control and SuDS components as per design drawings approved as part of Condition 26.
> - Provide As Built construction drawings OR confirm that they align with the original design construction drawings.

- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason- To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and a maintenance mechanism for the lifetime of the development, pursuant to policies EN8, EN14, EN17 and DM1 of the Manchester Core Strategy (2012)'.

The applicant has also requested that the conditions are able to be discharged on a phased basis and a phasing plan ref:KH007 A-103 has been received. It is recommended that an additional condition be attached to any approval to relate to the phasing shown on phasing plan ref:KH007 A-103.

It is further requested that delegated powers are given to the Director of Planning to enable minor drafting amendments to any of the proposed planning conditions (in particular in regard to a phased approach to discharging conditions), which would be attached to any approval.