

RE: Follow on from site visit- 139196/FO/2024- Land To The Corner Of Benton Street

Jessica Ward - BTP Architects <jessica@btparchitects.co.uk>

Tue 09/04/2024 15:14

To: Katie Raw <Katie.Raw@manchester.gov.uk>

 3 attachments (9 MB)

4243_Benton Street - Design and Access Statement Rev B.pdf; 4243_Benton Street - Updated planning information 09.04.24.zip; 4243_09.04.24_CDE Register_Planning - Benton Street.pdf;

Hi Katie,

In response to your email and our recent correspondence regarding Benton Street.

1. Highways: Plans updated to show 3m x 6m car parking spaces with dims.
2. Refuse and servicing: Plan to demonstrate bin collection points for each unit. (Waste management plan included)

Design comments:

1. One Manchester's internal maintenance team will visit regularly to litter pick, cutback and remove weeds etc. OM has requested a schedule from their in-house facilities manager; however, they are on annual leave until 4th April. Is it possible for this to be provided at a later date, or conditioned.
2. Front parking and boundary updated. (Updated proposed site plan included).
3. All properties will be affordable rent.
4. Yes, all properties will benefit from level access (Updated D&A included).
5. Window reveal detail included.
6. ASHP indicative location provided. (Updated proposed site plan included).

Just to note the wall thickness to the house types has increased to accommodate the 195mm window reveal so the site proposal has slightly altered. We have included updated house types into this email.

We are currently liaising with our consultant regarding drainage, and site investigations following your email on 28.03.24, and will provide an update re EoT in due course.

Kind regards,

Jessica Ward

Architect

BA(Hons), M.Arch



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From: Katie Raw <Katie.Raw@manchester.gov.uk>
Sent: Tuesday, March 19, 2024 11:17 AM
To: Jessica Ward - BTP Architects <jessica@btparchitects.co.uk>
Subject: Follow on from site visit- 139196/FO/2024- Land To The Corner Of Benton Street

Good morning Jessica,

I hope you are well.

I am the case officer for the above application. I have now considered the application, please see comments below and respond as necessary:

Consultee comments:

Environmental Health, Greater Manchester Police, GM Ecology Unit and the LLFA comments are still outstanding and these have been chased- 19/3.

Highway Services response:

PARKING AND ACCESS:

A new access will be in place from Benton Road. The new access leads onto an internal road and turning head. 2m footways will be in place and link to the existing footways along Benton Road. Should the planning application be approved, the applicant will be required to enter into a Section 278/184 agreements for the alterations to the existing highways, and for construction of the proposed vehicular access and dropped kerbs on Benton Road and will require a crossing licence/agreement. This will require the agreement with MCC's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004). This will be funded at the applicant's expense.

*A highway condition will be added to any approval granted

Each property will have a parking space. There are 5 car parking spaces located within the site's curtilage, thus equating to a provision of 100%. It should be noted that all individual driveway parking spaces should be a minimum of 3.0m x 6.0m to ensure that vehicles / pedestrians do not impact on the adopted highway.

*Jessica- please annotate on the site plan all driveways will comply with the measurements

It is required, in line with MCC Residential Guidelines, that the provision of an Electrical Vehicle charging point (minimum 7kW) is made available.

*This will be conditioned on any approval granted.

CYCLE PARKING:

In line with MCC Residential Guidelines, secure and sheltered cycle parking provision should be made, within the curtilage of the site, at a provision of one-per-unit. Plans confirm that a cycle store will be in place for each property. This is acceptable to Highways.

*This will be conditioned on any approval granted.

REFUSE AND SERVICING:

Designated refuse storage has been accommodated for each individual dwelling. Highways consider this to be acceptable in order to prevent any obstruction to passing pedestrians on the adjacent footway. It is requested that details on the bin collection points are provided.

CONSTRUCTION MANAGEMENT:

A Construction Management Plan condition would be placed on any approval granted.

Neighbourhood Trees MCC

-No objections

-Officer suggest the mitigation planting plan is conditioned within any approval granted.

Design comments

1. Incidental green space- we have concerns with the incidental green space to be created on the site. Please can you explain your thought process with the layout of the scheme resulting in the area of open space and what discussions the applicant has had regarding the scheme. Please provide management details for this area. Please also explain why you have moved away from the initial design whereby more of the open space was incorporated into the curtilage of the mostly western unit at the site.

2. Boundary treatments- the boundary treatments need amending so that there is clear separation between the front amenity spaces of the plots and which parking space belongs to which unit. Please supply boundary treatment for the one unit with the bin store to the front of the property.

3. Please confirm the type of social, affordable or intermediate rent for the proposed 5 homes so we are able to cross reference with our internal colleagues in strategic housing.

4. Accessibility- please confirm all the units will benefit from level access and update the D&A accordingly.

5. Window reveals- please provide a section for the window reveal- please note we need to see a depth of 195mm as we have requested for other P500 schemes.

6. Sustainability- please confirm the renewable technology option to be used on the site:

-The D &A states PV panels will be used but the Energy Statement suggests they have been discounted- please clarify.

-The Energy Statement states ASHPs be used- whilst we can place a condition on the approval for further information, we do need to see the location of each of the ASHPs to be installed within a site layout plan- please provide.

I look forward to hearing from you shortly.

Kind regards,

Katie Raw (she/her)

Assistant Planning Officer

Area Team

Planning Building Control and Licensing - Growth and Development Directorate.

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