

APPENDIX TO AGENDA (LATE REPRESENTATIONS)

Planning and Highways Committee 30 May 2024

Item No. 9

Application Number 137994/FO/2023

Ward Chorlton Ward

Description and Address

Erection of 12 no. 2.5 storey dwellinghouses; a pair of three storey semi-detached dwellinghouses; a three storey building comprising 6 no. apartments; the retention and change of use of the existing mansion house together with the erection of a two storey side extension to form 2 no. dwellinghouses; creation of vehicular access points, associated landscaping, car parking and boundary treatment following the demolition of the other existing buildings and structures.

Manchester Islamic High School For Girls, 55 High Lane, Manchester, M21 9FA

1. Applicant

The applicant has provided further details relating to the waste management facilities at the site, these have been assessed by the Council's Environmental Health team who accept the revised details subject to the rewording of conditions 2 and 16 to ensure these details are implemented as part of the development.

2. Director of Planning

A correction is required to the details set out in the printed report at paragraphs 2 at page 339 and 4 at page 360. The application proposals would provide 24 car parking spaces for the proposed 22 units. The conclusions of the assessment within the printed report are considered to be consistent with this level of car parking provision in this sustainable location which would provide at least one car parking space per residential unit.

The recommendation of the Director of Planning remains 'Minded to Approve' subject to the signing of a Section 106 agreement to require re-testing of viability.

Appropriate alterations to conditions would be made to Condition 2 and 16 as set out above.