

Our Ref: 2022-023
Your Ref: 137994/FO/2023

NJLConsulting

Planning+Development

Northspring, 6th Floor,
70 Spring Gardens,
Manchester M2 2BQ
E: info@njlconsulting.co.uk
www.njlconsulting.co.uk

FAO: Jennifer Connor
Manchester City Council,
Planning,
P O Box 532,
Manchester,
M60 2LA

8th January 2023

Dear Jennifer,

Re: Updated submission for the proposed development on land at the former Islamic High School for Girls in High Lane, Chorlton, Reference 137994/FO/2023

We write on behalf of our client, Cube Homes, with an updated submission pack for the proposed development at the above site (App Ref: 137994/FO/2023).

The current proposed description of development is as follows:

'Erection of 12 no. three 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'.

Introduction

The original planning application was validated by Manchester City Council (MCC) on 7th September 2023. Throughout the consultation process, comments have been received from statutory consultees and members of the public. The Applicant team has been engaging with MCC and Ward Councilors throughout the pre-application and determination process to understand the nature of concerns raised by the public and existing residents along Acres Road. This covering letter serves to provide an overview of the changes implemented in response to the received feedback. It also confirms which reports and plans have been updated as part of this process. The primary objective has been to address the key issues raised by the public, MCC, and statutory consultees.

To ensure a comprehensive response, comments relating to specific technical matters, such as highways, were forwarded to the appropriate consultants for review. Subsequently, the revised

scheme underwent careful examination by the relevant consultants to ensure its continued acceptability from a technical standpoint.

Comments Received

A summary of the feedback received to date from statutory consultees, MCC and members of the public to date is provided below.

Highways

- 1 no. disabled parking space to be added to the apartment parking.
- Apartment car park area to be reassessed/redesigned to address vehicle overrun on Swept Path Analysis.
- Provision of min. 1 no. Electric Vehicle (EV) charging point for each individual dwelling or allocated parking space. A minimum of 20% EV provision is required at apartment schemes where parking is unallocated.
- Clarity needed on visibility splay for apartment block entrance with supporting plan.
- Clarity needed on visibility splay for High Lane entrance.
- Request for Acres Road works to include dropped-kerb/tactile paving provision to the southern aspect of the new footway at Acres Road with associated provision to the existing footway next to 2 Hardy Ave.
- Clarification needed on waste management strategy for apartments.

United Utilities

- Standard drainage conditions suggested.

MCC Housing

- Request for more information on affordable housing. This is to be agreed between the Applicant and MCC.

Greater Manchester Police

- Compliance with submitted Crime Impact Statement required.

Local Lead Flood Authority

- Standard conditions suggested.

Environmental Health

- Supplementary Phase 2 Site Investigation Required to confirm ground conditions.

MCC Planning Officers

- Height of townhouses fronting Acres Road.

- Height of the proposals in comparison to the context and height of surrounding properties.
- Overprovision of car parking.
- More greenery and active frontages along Acres Road would be welcomed.

Public Comments

- Height of townhouses fronting Acres Road.
- Concerns about overlooking, loss of privacy and loss of daylight for existing residents.
- Increase in traffic and parking.
- Road widening.

The feedback received has undergone review, and the Applicant team has been working to amend the scheme accordingly.

Summary of Changes

The following table provides an overview of the key issues raised by MCC, members of the public and statutory consultees and the changes that have been made to the proposed development;

Key Issue	Original Scheme	Revised Scheme	Change
Height of properties on Acres Road	3.5/4 storey	2.5 storey	Properties fronting Acres Road revised and storey height reduced.
Overprovision of car parking spaces	All of proposed dwelling houses would provide 200% parking and the apartment building would provide 100% parking.	Plots 1 to 14 will provide 100% parking. Plots 15 and 16 would provide 200% parking. The apartments block (plots 16 to 22) will have 100% parking plus 1 no space for mobility impaired drivers.	Reduction to the number of parking spaces for plots 1-14 along Acres Road to respond to concerns of overprovision of car parking in this location.
Apartment block parking	See original proposed site layout.	See updated proposed site layout.	Parking court serving the apartment block reconfigured to address Highways comments.
Visibility from the access onto Stockton Road, the proposed access onto High Lane and visibility for plot 1	See original proposed site layout.	See updated proposed site layout.	Access serving plots 15/16 moved east to improve the visibility.
Green Space	See original Landscape GA and proposed site layout.	See updated Landscape GA and proposed site layout.	Type A footprint (properties fronting Acres Road) repositioned to allow

			more greenery.
Active Frontages	See original illustrative street scene, layout and landscape GA.	See updated illustrative street scene, layout and landscape GA.	For properties fronting Acres Road, the changes to parking provision/removal of garages results in increased activity. The revised properties now more closely mirror the properties on the other side of Acres Road by having windows where garages were originally proposed.

Updated Submission Pack

To support the changes to the proposed scheme, the table below confirms which documents have been updated;

Document	Consultant	Update
Application Form	NJL Consulting	
Planning Statement	NJL Consulting	Supporting Cover Letter.
Design and Access Statement	MPSL	Design and Access Statement Addendum submitted (Reference: 22114_DAS_AD 01).
Statement of Community Involvement	Communiti	Statement of Community Involvement Addendum submitted.
Heritage Impact Assessment	Lanpro	Updated to confirm impact on surrounding area.
Archaeological Desk-based Assessment	Lanpro	
Drainage Strategy Report	Brennan Consult	Drainage Layout updated to reflect updates to FFLs.
Streetscape Assessment	Land Studio	Updated to confirm impact on streetscape/openness.
Environmental Standards Statement	Watt Energy	Updated to reflect amended house types.
Noise Impact Assessment	RS Acoustic Engineering	Updated to reflect updated plans and house types.
Air Quality Assessment	BWB Consulting	
Crime Impact Statement	Greater Manchester Police	
Preliminary Roost Assessment and Ecological Walkover	E3P	
Nocturnal Bat Survey	E3P	
Daylight, Sunlight and Overshadowing Assessment	BWB Consulting	Updated to confirm impact on daylight, sunlight and overlooking based on revised scheme.
Phase 1 Report – Preliminary Risk Assessment	RSK Geosciences	
Phase 2 Geo-environmental Site Investigation	RSK Geosciences	Supplementary Phase 2 Site Investigation to address EHO comments.

Tree Survey	Tree Solutions	
Arboricultural Impact Assessment and Method Statement	Tree Solutions	
Transport Statement	SCP Transport	Updated based on reduced parking provision, removal of garage and layout changes to address visibility issues.
Demolition Survey, Assessment and Register of Asbestos Containing Materials	Asbestos Management Consultancy Limited	
Topographical Survey	JPL Surveying	

The following drawings/plans have also been updated to support the revised scheme;

Drawing	Original Reference	Updated Reference
Site Location Plan	22114_00	
Proposed Site Layout	22114_01 P1	22114_01 P3
Illustrative Site Layout	22114_02 P1	22114_02 P3
Boundary Treatment Layout	22114_03	22114_03_B
Boundary Treatment Details	22114_04	
Illustrative Street Scenes	22114_05	22114_05_B
Illustrative Site Sections	22114_06	22114_06_B
Waste Management Plan	22114_07	22114_07_B
Bin/cycle Store Detail	22114_08	22114_08_A
Type A Elevations	22114_HT_01 A	22114_HT_01_C
Type A Floor Plans	22114_HT_02 A	22114_HT_02_C
Type B	22114_HT_03 A	
Type C	22114_HT_04 A	
Type D/Floor Plans	22114_HT_05 A	
Type D/Elevations	22114_HT_06 A	
Type C_M4(2)	22114_HT_07 A	
Landscape General Arrangement	348-LST-XX-XX-DR-L-0101 P01	348-LST-XX-XX-DR-L-0101 P03

Summary

This letter provides an overview of the updates made to the proposed development on land at the former Islamic High School for Girls in High Lane, Chorlton. The scheme has been reviewed in

response to comments made by Manchester City Council, members of the public and statutory consultees, notably with respect to the height of properties fronting Acres Road.

I trust that this updated submission pack responds to the key issues sufficiently to allow the proposed development to be granted planning permission. If you do wish to discuss the proposals in any further detail, please do not hesitate to contact me.

Yours Sincerely,

A handwritten signature in cursive script that reads "ailsagoudie".

Ailsa Goudie
Graduate Planner
On behalf of NJL Consulting