

Development Management
Manchester City Council
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Our ref EKPS/221104/ESK/PG

Submitted via the
Planning Portal

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17 November 2023

Dear Sir or Madam,

Proposed Residential Development on land off Oldham Road (A62) in Newton Heath, Manchester – Application for Full Planning Permission for Phases 2 & 3 (Planning Portal Reference: PP-12213210)

On behalf of our client, One Manchester Limited (“the Applicant”), please find enclosed a full planning application for the following development on land off Oldham Road in Newton Heath, Manchester:

“Construction of a Class C3 residential development comprising 28 houses and 81 apartments, including green spaces, landscaping, boundary treatment, access arrangements, parking and other associated works.”

The Proposed Development forms Phases 2 and 3 of the Applicant's wider residential development scheme for the land off Oldham Road.

All of the housing proposed would be affordable accommodation, comprising a mixture of social rented and affordable rented units.

The Application Site

The Application Site comprises vacant land bounded by Oldham Road (A62), Old Church Street, the Lidl superstore and Newton Street in Newton Heath, approximately 5.5km to the north west of Manchester City Centre. Phase 1 of the wider development scheme, which comprises 37 houses and 2 cottage apartments, is currently under construction on land immediately to the east of the Site.

The Site was previously occupied by the former Rosedale Building (in the western part) and a two-storey building used by the YES Group (in the eastern part) but both buildings have been demolished in recent years.

The area surrounding the Site is characterised by a mix of residential and commercial development.

Context to the Planning Application

Full planning permission for Phases 1 and 2 of One Manchester's wider development scheme was granted on 29 May 2020 (application ref. 125990/FO/2020). This permission was subsequently amended via a s73 application approved on 16 January 2023 (application ref. 135383/JO/2022).

Whilst the Phase 1 element of the scheme is under construction, One Manchester no longer intends to develop the apartment building with ground floor commercial floorspace that was approved as part of the original Phase 2 proposals. Instead, 28 houses and an apartment building comprising 6 units are now proposed for Phase 2.

The parcel of land that was previously occupied by the Rosedale Building, bounded by Oldham Road to the north, Dulverton Street to the east and Old Church Street to the south west, has now been acquired by One Manchester and an apartment building comprising 75 residential units is proposed here as part of Phase 3 of the wider development.

These proposals provide the context and rationale for the planning application being submitted, which seeks permission for Phases 2 and 3 of One Manchester's wider residential development scheme.

The Proposed Development

The Proposed Development for Phases 2 and 3 would create a total of 109 new residential dwellings, comprising 28 houses and 81 apartments, together with green spaces, landscaping, boundary treatment, access arrangements, parking and other associated works.

The scheme design has been developed over a number of months in close liaison with the Local Planning Authority. A high quality, well-designed development is proposed, which would make effective use of a brownfield site in a highly sustainable location that is well served by public transport.

One Manchester's vision is to create inclusive, connected and sustainable places where people can thrive and live well. It is a sector leader in embedding social value and aims to make a contribution to the economic, environmental and wider social wellbeing of its communities. In accordance with this vision, the Phase 2 and 3 proposals would support the creation of strong, vibrant and healthy communities, providing a mixture of social rented and affordable rented accommodation that would help to meet identified housing needs in East Manchester.

The high quality built environment that would be created on the Site, including landscaping and accessible open space, would have a positive social impact on users of the development. The Applicant is also willing to make an appropriate contribution towards off-site public realm improvements, to be secured via a Section 106 Agreement.

Supporting Plans and Documents

The following information is being submitted in support of the planning application:

- Application Forms;
- Red-edged site location plan (drawing ref. T8170D0001 Rev I1) prepared by TP Bennett;
- Architectural Plans and Drawings (including Schedule of Drawings) prepared by TP Bennett;
- Design & Access Statement prepared by TP Bennett;
- Landscape Layout (drawing ref. 3538 102 Rev E) and Planting Plan (drawing ref. 3538 201 Rev B) prepared by TPM Landscape;
- Planning Policy Compliance Statement (including Affordable Housing Statement, Statement of Community Involvement and Draft Section 106 Heads of Terms) prepared by Euan Kellie Property Solutions;
- Air Quality Assessment prepared by Wardell Armstrong;
- Archaeology Assessment prepared by Archaeological Research Services Limited;
- Broadband Connectivity Assessment prepared by One Manchester Limited;
- Construction Management Plan (covering the Phase 2 proposals) prepared by Casey;
- Crime Impact Statement prepared by the Greater Manchester Police;
- Daylight & Sunlight Assessment prepared by GIA;

- Environmental Standards Statement prepared by Energy Counsel;
- External Lighting Plan (drawing ref. T8170D0042 Rev I1) prepared by TP Bennett;
- Flood Risk and Drainage Strategy prepared by Curtins;
- Heritage Statement prepared by Kathryn Sather & Associates;
- Local Benefit Proposal / Social Value Statement (comprising a Social Value Template and corporate brochure) prepared by One Manchester Limited;
- Noise Impact Assessment prepared by Jameson Acoustics;
- Preliminary Risk Assessments and Ground Investigations for Phases 2 & 3 (+ cover note) prepared by Curtins;
- Pre-Construction TV Signal Reception Impact Survey prepared by Astbury;
- Preliminary Ecological Appraisal, Biodiversity Net Gain Design Stage Assessment and Biodiversity Enhancement Management Plan prepared by Urban Green;
- Transport Statement and Travel Plan prepared by Curtins; and
- Waste Management Proforma prepared by TP Bennett.

Payment of the required Planning Application Fee (£31,001 + £64 service charge) in line with the Town and Country Planning (Fee for Applications, Deemed Applications, Requests and Site Visit) (England) Regulations 2012) has been made via the Planning Portal (ref: PP-12213210).

We would be grateful if you could confirm receipt of this planning application and confirm in writing that it has been successfully registered and validated. Please do not hesitate to contact me by 'phone or by e-mail should any matters arising from the application require clarification.

Yours faithfully,

Phil Grant MRTPI PIEMA
Associate Director