

Charles Street, Manchester (LPA ref. 138808/FO/2023)

Neighbourhood Interface Statement Addendum

- 1.1 Further to the Neighbourhood Interface Statement (NIS) submitted as part of the application, this NIS addendum provides further information on how the continued operation of existing businesses close to the application site would be ensured. It also provides an update on further engagement that has taken place with these businesses following the submission of the planning application.
- 1.2 The NIS confirms that the applicant carried out a range of consultation exercises prior to submission of the application with the following:
 - Deansgate ward councillors (Cllrs McCaul and Johns);
 - Local businesses, including extensive one-to-one engagement with Paintpots Nursery, the Maldron Hotel and the owner of the existing MOT garage (DC Motors) to the rear; and
 - Local residents.
- 1.3 Since submission, further discussions have taken place with ward Councillors as well as with Paintpots Nursery and DC Motors.
- 1.4 These meetings have enabled the owners of the businesses to understand more about the development and the measures that are to be put in place to avoid impact on their businesses.
- 1.5 These measures are as follows:

The construction site to be hoarded comprises land owned entirely by Jadebricks, with the exception of part of York Street and part of the Charles St footway (which comprises highway land). Whilst this will mean that the footway on the eastern side of York Street is temporarily inaccessible, the footway on the western side is unaffected. The part of the footway on Charles St that is to remain accessible during this phase will be 1.8m wide to enable access by all users.

of York Street is subject to no parking, denoted by double yellow lines, except for the marked parking bays and will remain so to prevent unauthorised parking.



Extract of Logistics Plan

- The temporary loss of on-street parking on York Street during construction is limited to a single bay with space for two cars, on the eastern site of York Street. This bay, and the area to the north, is to become an accessible parking bay and loading area with double yellow lines retained including to the frontage of the DC Motors site; the precise detail is subject to ongoing discussion with MCC Highways.

- 1.6 The assessments of the development on noise and air quality submitted with the application have been reviewed by MCC's Environmental Health team who raise no objection subject to a Dust Management Plan being approved (this has been submitted for consideration) and the implementation of the mitigation measures contained within the Construction Environmental Management Plan (CEMP). MCC's Highways team have also raised no objections in relation to construction or operational phases.
- 1.7 The noise assessment confirms that there will be no unacceptable noise or air quality effects on future residents from existing business operations, thus satisfying the 'agent of change' principle set out at paragraph 193 of the NPPF.
- 1.8 Discussions with Paintpots Nursery and the owners of their building are still ongoing with regard to temporary access arrangements during the construction period Jadebricks. Jadebricks will be able to provide an update on the proposed approach prior to the application being taken to committee.

Closing Comments

- 1.9 The configuration of the construction site and the arrangements to be put in place in respect of site logistics will ensure that the existing business can continue to operate and the range of measures to be put in place through the CEMP will ensure that there is no unacceptable adverse impact on the environmental conditions within which they operate during the construction phase.

