


Planning

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Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Land to West of Vine Street, Abbey Hey , Gorton, Manchester.

Applicant Details

Name/Company

Title

Mr

First name

Rodney

Surname

Hogarth

Company Name

Kirkland Developments (Gorton) Ltd

Address

Address line 1

5a Woodford Road

Address line 2

Bramhall

Address line 3

Town/City

Stockport

County

Cheshire

Country

Postcode

SK7 1JN

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Development Description

Please indicate all those reserved matters for which approval is being sought:

- ☐ Access
- ☒ Appearance
- ☒ Landscaping
- ☐ Layout
- ☒ Scale

Please provide a description of the approved development as shown on the decision letter

Outline application with all matters reserved except for access and layout for a residential development comprising 25 x 2 storey dwellinghouses (Class C3)

Reference number

128864/OO/2020

Date of decision (date must be pre-application submission)

10/03/2023

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

Reserved matters Appearance, Landscape and Scale for residential development of 25 dwellings.

Has the work already started?

- ☐ Yes
- ☒ No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Drawing ref: 18.13 PL01 (Location Plan); 1813 SA 01 (Site Analysis Plan); 18.13 PL05 (Layout Strategy) received 11th December 2021; as revised by layout shown on 18.13.PL02 rev.G;

Site Analysis photographs 1 of 4; 2 of 4, 3 of 4 and 4 of 4;

Plan ref: 18-442 rev.C (Topographical Land Study);

Planning Statement from NJL Consulting. Ref. December 2020 2020-040;

Design and Access Statement dated December 2020;

Mapping information in regard to utilities;

Letter from GMAAS to the developer dated 26th November 2020 confirming the site contains no heritage assets and has a very low potential for archaeological remains;

Air Quality Assessment ref: 4039 r2 dated 4th December 2020;

Preliminary Ecological Appraisal 7th December 2020 (including plan ref: SE0920-01_ECOP01);

Crime Impact Statement VERSION B: 10th December 2020 Ref: 2020/0631/CIS/01;

Outdoor Lighting Report dated 3rd December 2020 (including plan ref: 22050-D-01(Section 38 Proposed Lighting and Installation Design Layout));

Structural Design Philosophy by Scott Hughes:

Broadband Connectivity Assessment Issue 01:Noise and Vibration Assessment for Planning Purposes dated 7th December 2020

Ref: AEC REPORT: P4238/R1c/RDC;

Arboricultural Impact Assessment 10th December 2020;

Flood Risk Assessment and Drainage Strategy; revision 2 December 2020;

Desk Top Report in relation to ground conditions (including coal mining report)ref: AG3211-20-AL43 Issue 2 dated December 2020;

Waste Management Strategy;

Transport Statement ref: VN 201796 Issue 2 10th December 2020 (including swept path and sightline plans);

Energy and Sustainability Statement dated 1st December 2020;

Received 11th December 2020

Drawing ref: 18.13 SX01A (Site Cross Sections).; and 18.13 SX02A (Site Long Section) received 17th December 2020;

Land ownership plan ref: 7790160 dated 22nd December 2020 to show no land within the site edged red is in Network Rail ownership received 23rd December 2020;

Southway Affordable Housing Mix Statement dated 3rd December 2020 received 18th January 2021;

Plan ref: S18-442 rev.A (Topographical Land Survey showing Trial trench for culverted watercourse) received 18.03.2021;

Affordable Housing Statement dated 25th March 2021 ;

Plan ref: 18.13 PL02 rev.G (site plan for outline planning) and plan ref: 18.13 PL05 rev.A (Layout Strategy) received 21st May 2021;

Excavation Strategies report revision V0 received 21st May 2021; and The Highway and Transport Technical Summary, [VN201796] dated 23rd March 2021 received 26th March 2021

Please list all drawing numbers submitted with this application for approval

Certificate A
MICHAEL STEWART ARCHITECTURE
PL01 Location Plan
PL02A Site Strategy Layout
PL03D Site Plan Ground
PL04A Site Plan First Floor
PL05 Site Roof Plan
PL06B Boundary Plan
PL07B House Plans sheet 1
PL08B House Plans sheet 2
PL09B Block Plan, Elev, Sect 1
PL10B Block Plan, Elev, Sect 2
PL11B Block Plan, Elev, Sect 3
PL12B Block Plan, Elev, Sect 4
PL13B Block Plan, Elev, Sect 5
PL14B Brick colour Plan
PL15A Brick colour Axonometric
SX01 Site Cross Section
SX02 Site Long Section
EL01C Street Elevations
EL02C Garden Elevations
EL03 Buff brick Street Elevations
EL04 Buff brick Garden Elevations
BDT01A Boundary Details 1
BDT02A Boundary Details 2
Design and Access Statement 28.05.2023
BIORA
SE0920-04_D01 Landscape proposals plan v3.pdf

If applicable, please state the reasons for any changes to the original drawings

The site topography rises approximately 2m from Vine Street. To enable a development which is environmentally responsible cut and fill is used across the site to minimize off site removal. Levels for the dwellings and access road are designed to appropriate levels to minimize falls and any ramped access. The levels, particularly at the west end of the site are necessary to also accommodate the drainage outfall to Vine St. To achieve a suitable development width across the site, levels are modified compared with the outline approval as follows.

Plots 1-3	outline 81.200	reserved matters. 81.200	= 0
Plots 4+5	outline 81.900	reserved matters. 81.975	=+75mm
Plots 6+7	outline 81.400	reserved matters. 82.410	=+10mm
Plots 8+9	outline 81.400	reserved matters. 81.200	=-200mm
Plots 10-12	outline 81.000	reserved matters. 81.215	=+215mm
Plots 13+14	outline 81.000	reserved matters. 81.275	=+275mm
Plot 15	outline 81.000	reserved matters. 81.530	= +530mm
Note this dwelling is along the north boundary and 28m away from the Southway development to the south.			
Plots 16+17	outline 81.850	reserved matters. 81.850	= 0
Plots 18+19	outline 82.200	reserved matters. 82.100	=-100mm
Plots 20+21	outline 81.850	reserved matters. 82.050	= +200mm
Plots 22+23	outline 81.600	reserved matters. 81.800	= +200mm
Plots 24+25	outline 81.350	reserved matters. 81.550	= +200mm

During the reserved matters detailed design stage the rear gardens along the north boundary have been reviewed to eliminate the split level gardens which were submitted at outline.

At outline, to maximise the width of the site, while working with the existing levels of the embankment, a lower garden area was introduced between 607mm and 1110mm below the main garden. A retaining structure and the acoustic fence was positioned at the back of the lower garden into the embankment. The retaining structure is to prevent slippage of the embankment once the site is loaded with the development. The review concluded that a stepped garden arrangement is undesirable, restricting disabled access and the view of playing children. An alternative strategy has therefore been adopted to incorporate gardens on a more usable single level. This is achieved by positioning the retaining structure and acoustic fence so they integrate at a higher level of the embankment. Although this reduced the depth of the rear gardens they are still manageable for a patio area, clothes dryer, recycling bins, cycle store and a lawn. The north boundary acoustic fence has been moved south by approximately m towards the plots 17-25.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
- ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
- ☐ The applicant
- ☒ Other person

If Other has been selected, please provide contact details:

Title

***** REDACTED *****

First name

***** REDACTED *****

Surname

***** REDACTED *****

Phone Number

***** REDACTED *****

Email

***** REDACTED *****

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

21/03/2023

Details of the pre-application advice received

March and April 2023 Pre Application consultation with the Planning Authority was thorough. The following were discussed and resolved.

Energy Statement. This should be addressed as a request to a variation of the condition 30 to provide an update statement to show how, under the new Building Regulations Part L 2021, the development still meets the Councils sustainability policy.

Layout. The plan has a number of dwellings which face north with living rooms facing the street. Planning prefers living rooms to front for an active frontage unless some required to the rear due to noise issues.

Appearance. Planning want to see a design relating to the terrace landscape in the area and this is reinforced with the linear and tight arrangement of the dwellings on the site. Two brick colours fine and the addition of string courses and soldiers around some of the windows is welcome.

Vertical windows used to be compatible with the design concept of complimenting the historical terrace typology and at the same time complying with the new Building Regulation for App Doc O overheating mitigation.

Planning requested we further explore whether the small window at first floor level (particularly to the front elevations) can be treated in a similar way rather than the small horizontal opening shown. This has been done.

Rear bedroom windows to plots 6+7. No rear windows, or oriel windows fine. Plot 7 main issue but overlooking garden plot 6 also concern.

Windows overlooking parking drives to be omitted.

Rear gardens. Planning welcome the greater extent of level garden areas.

Acoustic fencing. Planning advised the acoustic fencing should be maintainable from the gardens of the dwellings, and not from the railway side,

Cycle stores. Low level external box storage acceptable.

Dwelling revised levels. Planning happy with the minor changes to plot internal floor levels.

Boundary details. Planning confirmed boundary treatment to the front curtilage of dwellings within the site would need to comprise a coloured coated railing fence set above a conservation kerb (or other similar structure). Confirmation of the use of a low wall and railing treatment to Vine Street is welcomed.

Accessibility. Planning prefer level access to both front and rear. We have implemented level access to all front entrances and 72% rear entrances.

Justification will be required together with a solution to enable access to all rear garden areas without requiring stepped access.

Adaptability can be discussed in the planning period.

In terms of disabled access, consider measures within the fabric of the proposed dwelling houses which would enable properties to be occupied in the future by a resident who may become disabled. Measures such as a fused spur to support the installation of a future stair lift.

Air source heat pumps. Planning has suggested on rear elevations. Note noise reduction of units to be submitted to planning.5db below background level.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Approval of reserved matters as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Michael Stewart

Date

31/07/2023