

22 August 2023

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Jennifer Atkinson

Dear Jennifer

Downley Drive Apartments – Application for Full Planning Permission

Please find enclosed an application (“this Application”) for Full Planning Permission for the proposed redevelopment of a site off Downley Drive (‘The Site’). The Applicant is Great Places Housing Association (“the Applicant”).

Proposed Development

This Application is submitted for the erection of 1no. apartment building of 5 storeys comprising of 52 apartments of residential uses (Use Class C3), together with landscaping, cycle parking, parking spaces, other associated works.

The proposed Description of Development is:

“Erection of 5 storey building to form 52 residential apartments (Use Class C3), with associated car and cycle parking provision, hard and soft landscaping, access, servicing, and other associated works.”

The Site

The site comprises land bound by the Rochdale Canal to the north, Kingham Drive to the east, Phase 1 of Downley Drive residential development to the south, and St Vincent Street to the west. The total area of the Site is 0.3 Hectares. The Site wholly constitutes brownfield or previously developed land.

Background of this Application

Planning Permission for twenty-three dwellinghouses, a 4-storey apartment building, and associated works was granted in July 2021 under Planning Permission Reference: 130390/FO/2021 (the “Original Scheme”).

Subsequently, the Original Scheme was subject to a Variation of Condition (Section 73 of the TCPA 1990) Application (ref: 133099/JO/2022) to allow landscaping and public realm amendments (the “S.73 Scheme”). This was granted approval in April 2022 with a Description of Development as follows:

“Variation of condition 2 (specified plans) and 15 (landscaping) attached to planning permission referenced 130390/FO/2021 to allow amendments to layout including incorporation of public realm into the domestic curtilage of 17 Kingham Drive together with alteration to boundary treatment and amendment to landscaping scheme including removal of a tree.”

Since the approval of the S.73 Scheme, construction work has commenced on the housing element and groundworks have been completed in relation to the apartment element. During the works, an uncharted utility access hole to drainage infrastructure owned by United Utilities (‘UU’) has been discovered. UU has subsequently confirmed that no oversailing or cantilevers would be accepted over the utility access hole and free space to the sky would be required.

A redesign is therefore required for the apartment element of the scheme to shorten the length of the building whilst increasing the height by a single storey to slightly increase the quantum of homes proposed previously.

To ensure that the extant S.73 scheme does not conflict with this new Application, the Applicant has submitted a Non-Material Amendment (“NMA”) Application (ref: 137803/NMC/2023) on 4th August 2023 to amend the S.73 Scheme. This introduces a phasing plan, effectively severing the previously approved apartment element from the dwellinghouse element of the development and ensures all planning conditions are phased appropriately. Subject to the approval of the NMA Application, the dwellinghouse element of the S73 Scheme is henceforth identified as “Phase 1”, and the apartment element as “Phase 2”.

Pre-application Consultation

Pre-application consultation has taken place in June 2023 with Planning Officers at Manchester City Council through virtual meeting, to seek agreement on the scope and form of this Application.

Application Documentation

The Application comprises a suite of documents as set out below, which fully explain and justify the Proposed Development.

The scope of the application documentation was agreed through pre-application consultation with Manchester City Council as the Local Planning Authority.

- Planning Statement Addendum prepared by Deloitte;
- Application Form and Ownership Certificates prepared by Deloitte;
- Site Location Plan prepared by Buttress;
- Full suite of drawings and Accommodation Schedule prepared by Buttress;
- Affordable Housing Statement prepared by Deloitte;

- Blue and Green Infrastructure Statement prepared by Deloitte (resubmitted from the Approved Scheme);
- Statement of Consultation prepared by Deloitte;
- Design and Access Statement prepared by Buttress;
- Archaeological Desk Based Assessment prepared by Salford Archaeology;
- Flood Risk and Drainage Strategy prepared by Carley Daines and Partners;
- Environmental Standards and Energy Statement prepared by Watt Energy and Consulting Engineers;
- Noise Assessment prepared by Sandy Brown;
- Air Quality Assessment prepared by Hilson Moran;
- Ground Conditions – Land Contamination / Stability Report prepared by Carley Daines and Partners;
- Ecological Assessment prepared by ERAP;
- Arboricultural Impact Assessment prepared by Bowland;
- Transport Statement prepared by AshleyHelme;
- Travel Plan Framework prepared by AshleyHelme;
- Waste Management and Servicing Strategy (including MCC's Waste Proforma) prepared by Buttress;
- Framework Construction Management Plan prepared by Whiteley Eaves;
- Local Labour Agreement: Statement of Intent prepared by GP;
- Crime Impact Statement prepared by Greater Manchester Police;
- Ventilation Strategy prepared by Watt Energy and Consulting Engineers;
- Daylight / Sunlight Assessment prepared by Proximity;
- TV Reception Survey and Broadband Connectivity Assessment prepared by Watt Energy and Consulting Engineers and G-Tech;
- Residential Management Statement prepared by GP;

Since the approval of the S73 Scheme (ref: 133099/JO/2022), there were various conditions discharge applications submitted in relation to the “pre-commencement” conditions attached to the Decision Notice

of the S73 Scheme (ref: 133099/JO/2022). This Application will re-submit all submitted information previously for complete clarity, and they include:

- Bin Store Details prepared by Stephen Martlew Landscape Architecture (ref: 1907/c/102);
- Boundary Treatment Plan prepared by Stephen Martlew Landscape Architecture (ref: 1907/c/03);
- Entrance Portal to Apartments Plan prepared by Stephen Martlew Landscape Architecture (ref: 1907/c/106);
- Steel Railings Plan prepared by Stephen Martlew Landscape Architecture (ref: 1907/c/103);
- Railings and Brickwork to Houses Plan prepared by Stephen Martlew Landscape Architecture (ref: 1907/c/105);
- Landscape General Arrangement Plan prepared by Stephen Martlew Landscape Architecture (ref: 1907/c/01);
- Housing Area Detail Plan prepared by Stephen Martlew Landscape Architecture (ref: 1907/c/04);
- Apartment Hard Surfaces and Planting Plan prepared by Stephen Martlew Landscape Architecture (ref: 1907/c/02);
- General Retaining Wall Detail Plan prepared by Stephen Martlew Landscape Architecture (ref: 1907/c/107);
- General Paving and Edging Details Plan prepared by Stephen Martlew Landscape Architecture (ref: 1907/c/101);
- Tree Planting Details and Topsoiling Plan prepared by Stephen Martlew Landscape Architecture (ref: 1907/c/108);
- Apartment Hard Surfaces and Levels Plan prepared by Stephen Martlew Landscape Architecture (ref: 1907/c/05);
- Housing Hard Surfaces and Levels Plan prepared by Stephen Martlew Landscape Architecture (ref: 1907/c/06);
- Railings and Gates at Apartment Frontage Plan prepared by Stephen Martlew Landscape Architecture (ref: 1907/c/104);
- Local Labour Employment Proposal Statement of Intent prepared by the Applicant dated April 2021;
- Local Labour Employment Proposal prepared by Rowlinson Constructions Ltd dated May 2022;
- General S104 Drainage for Adoption Drawing prepared by Carley Daines and Partners Limited;
- Proposed Surface Water Catchment Areas Plan prepared by Carley Daines and Partners Limited;

- Proposed Drainage Overland Flood Routes in Event of Blockage/Failure prepared by Carley Daines and Partners Limited;
- S104 Surface Water Hydraulic Simulations prepared by Carley Daines and Partners Limited;
- Hydraulics Characteristics prepared by hydro International;
- Manhole Detail Flow Control Chamber prepared by Carley Daines and Partners Limited;
- Flood risk Assessment and Drainage Strategy Report prepared by Carley Daines and Partners Limited;
- Email Response to LLFA Queries dated 26th August 2022;
- Proposed Drainage Strategy Drawings prepared by Carley Daines and Partners Limited;
- Controlled Waters Summary Risk Assessment prepared by Carley Daines and Partners Limited;
- Calibration Certificate prepared by QED Environmental Systems Ltd;
- Phase 2 Geo-Environmental Investigation and Assessment prepared by Carley Daines and Partners Limited;
- Phase 3 Remediation Statement prepared by Carley Daines and Partners Limited;
- Construction Management Plan prepared by Whiteley Eaves;
- Written Scheme of Investigation prepared by Salford Archaeology.
- Method & Risk – CFA Piling prepared by Van Elle;
- Controlled Waters Summary Risk Assessment prepared by Carley Daines and Partners Limited;
- Borehole Logs prepared by Strata Geotechnics;
- External Materials Schedule dated June 2023; and,
- Sample Photos.

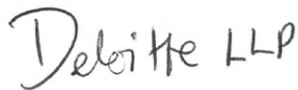
Application Submission

The Application has the Planning Portal reference: PP- 12380514 and the application fee of £23,135.00 has been paid directly to Manchester City Council via BACS.

The development is therefore wholly compliant with the policies of the Development Plan and the Proposed Development is supported by all other key material considerations. We therefore respectfully request that this Application be supported by the Planning Authority.

We would be grateful if you could notify us of the validation of the Application and please do not hesitate to contact my colleagues Michael Percival (mipercival@deloitte.co.uk / 0161 455 6672) or Cameron Radford (cameronradford@deloitte.co.uk / 0161 455 6768).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

For Deloitte LLP

Encl.