

T8130 Newton Heath

S96A Application Summary

tp bennett

T8130OT0006I1

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Section 96A (S96A) Application Summary

Application number: 135383/JO/2022

Proposal: Variation of planning condition 2, 10 and 11 attached to planning permission referenced 125990/FO/2020 to make elevational alterations including alterations to window details, boundary treatment and street trees.

Location: Land Off Oldham Road (A62), Dulverton Street, Holyoak Street And Droylsden Road, Manchester

Date of application: 3 November 2022

Date of consent: 16 January 2023

Summary of Changes Requested

1. Variation of Condition 3 wording (archaeology) so that it refers to the most recent archaeological investigations report approved in March 2023 as opposed to the previous April 2022 version.
2. The boundary for Phase 1 of the scheme has now changed and the Phase 2 proposals have changed, such that they are not going to be implemented in their current approved form and will be the subject of a separate planning application due to be submitted shortly (also covering Phase 3 land, west of Dulverton Street). An updated Phasing Plan is therefore being submitted for approval, to replace the previously approved version (as listed in planning condition no. 2).
3. Omission of the Substation within Phase 1.
4. Relocation of Block 6 so that the MCC-owned CCTV pole can be retained in situ.
5. Omission of masonry enclosure to bin collection areas, which will now be provided with contrasting paving and signage to signify the collection point.
6. Amendment of boundary treatments to west of phase 1 to accommodate emerging proposals for phase 2 and 3.

Please refer to the detailed explanation of changes on the following pages.

Summary of Revised Drawings

Current Approved Drawing	Revised Drawing Submitted for Approval
T8130D0020I4 - Proposed Site Plan	T8130D0020I6 - Proposed Site Plan
T8130D0022P2 - Proposed Site Phasing Plan	T8130D0022I2 - Proposed Site Phasing Plan
T8130D0030I2 - Proposed Site Roof Plan	T8130D0030I4 - Proposed Site Roof Plan
T8130D0040I2 - Proposed Boundary Treatment Plan	T8130D0040I4 - Proposed Boundary Treatment Plan
Not listed in Condition 2	T8130D0051I1 - Oldham Road Proposed Site Elevations
Not listed in Condition 2	T8130D0052I2 - Holyoak Street Proposed Site Elevations
Not listed in Condition 2	T8130D0053I1 - Dulverton Street, Newton Street and Droylsden Road Proposed Site Elevations

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Detailed Explanation of Changes

1. Variation of Condition 3

Planning condition no. 3 states:

"The development hereby approved shall be carried out in accordance with the Written Scheme of Investigation prepared by Archaeological Research Services Ltd stamped as received by the City Council, as Local Planning Authority, on the 22 December 2020 (as approved under CDN/20/0860).

The completion of the archaeology works has been confirmed as part of Archaeological investigations report stamped as received by the City Council, as Local Planning Authority, on the 30 March 2022 and Email from Euan Kellie dated 21 April 2022 (as approved under CDN/22/0197)."

This condition does not reflect the most recent application which was submitted to discharge the archaeology matters, which was approved in March 2023 (through condition discharge application CDN/23/0161). This is because the application CDN/23/0161 was submitted in relation to the original 2020 permission (ref. 125990/FO/2020) rather than the latest 2023 approval (ref. 135383/JO/2022). For completeness, and to ensure its accuracy, we wish to request that condition no. 3 is amended to reference this most recent condition discharge application (ref. CDN/23/0161), as set out below:

"The development hereby approved shall be carried out in accordance with the Written Scheme of Investigation prepared by Archaeological Research Services Ltd stamped as received by the City Council, as Local Planning Authority, on the 22 December 2020 (as approved under CDN/20/0860).

The completion of the archaeology works has been confirmed as part of Archaeological investigations report stamped as received by the City Council, as Local Planning Authority, on the 30 March 2022 (as approved under CDN/22/0197) and the Archaeological investigations received by the City Council and associated information as set out on the submitted application forms, as Local Planning Authority, on the 7 March 2023 (as approved under CDN/23/0161)."

2. Inclusion of Phasing Plan

We request that the revised Phasing Plan provided in this submission be included in the Condition 01 wording. The Phasing Plan formerly approved in application reference 132091/NMC/2021 was drawing number T8130 D 0 022 P2. The revised drawing T8130 D 0 022 I1 is provided in this S96A submission and we request that this drawing be included in the revised condition wording.

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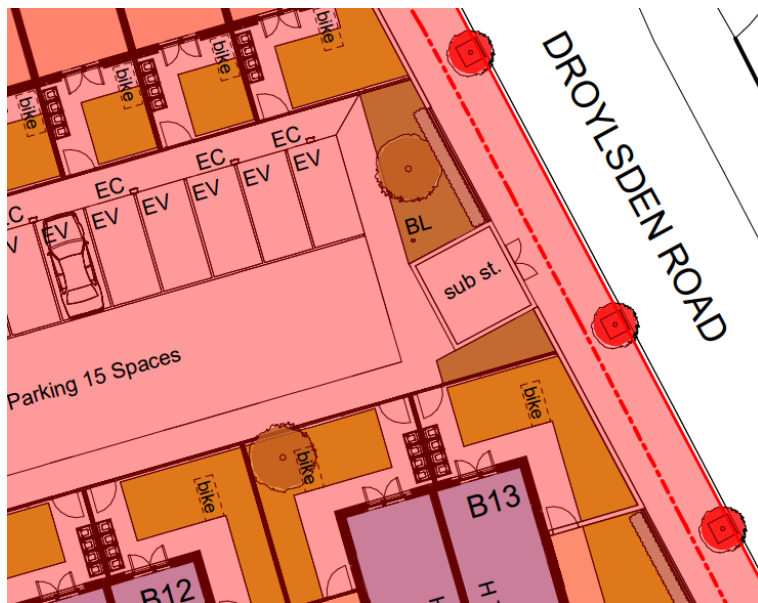
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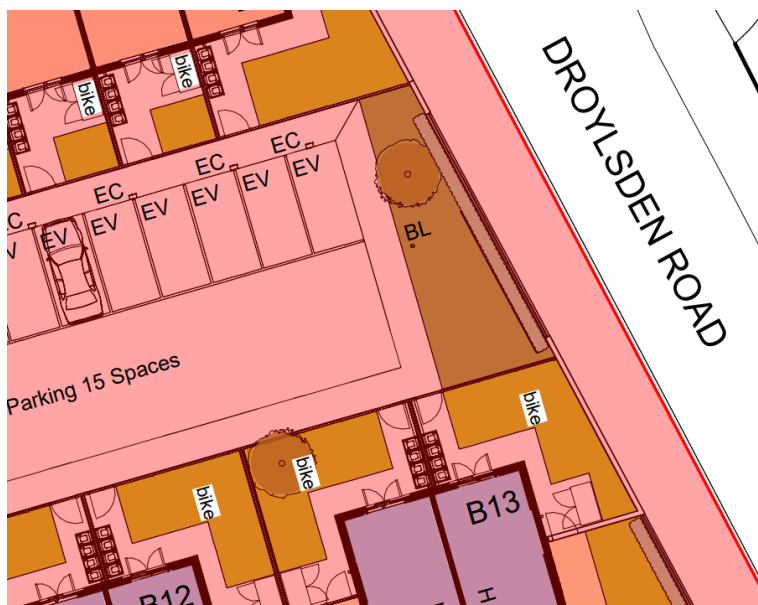
3. Omission of Substation within Phase 1

The contractor (Casey Group Ltd) and their subcontractor team have undertaken the necessary assessments and have subsequently confirmed that a Substation is not required in Phase 1, we therefore request that it be omitted from the consent.

The drawings submitted for this S96A application show that this has been omitted from the eastern boundary of the site on Droylsden Road. The boundary treatment for railings inset into a 2.4m high brick wall has been extended south to provide a similarly robust treatment to this street frontage. The box hedge planting will also be extended as illustrated below.



Extract from approved Phasing Plan T8130D0022P2



Extract from the revised Phasing Plan T8130D0022I1

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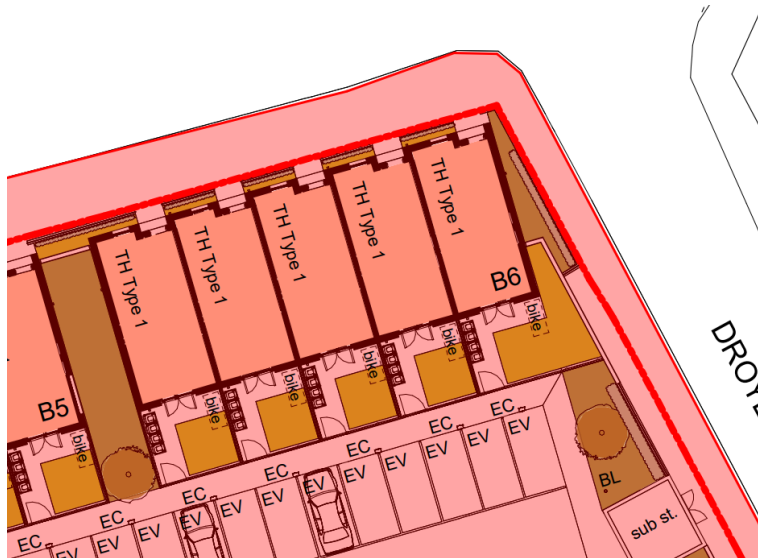
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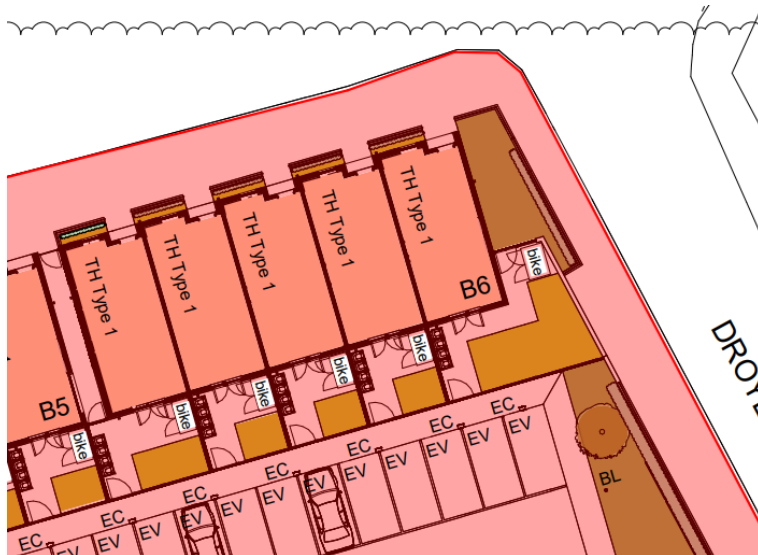
4. Relocation of Building B6

On site coordination has highlighted the need to reposition building B6 1.825m to the west in order for the Manchester City Council owned CCTV post to remain in situ, unaffected by the Phase 1 development.

The relocation of building B6 reduces the landscape strip between buildings B5 & B6 and will be replaced with a paved access route to the rear garden of the westernmost dwelling in building B6. This provides a slight increase in the size of the rear garden to this plot.



Extract from approved Proposed Site Plan T8130D002014



Extract from the revised Proposed Site Plan T8130D002015

Two gates will be provided, one at each end of the access route. To continue the robust and secure architectural treatment on Oldham Road, a black (Ral 9005) steel gate will be provided, slightly inset from the main building line. Please refer to the drawing extract below.

T8130OT0006I1

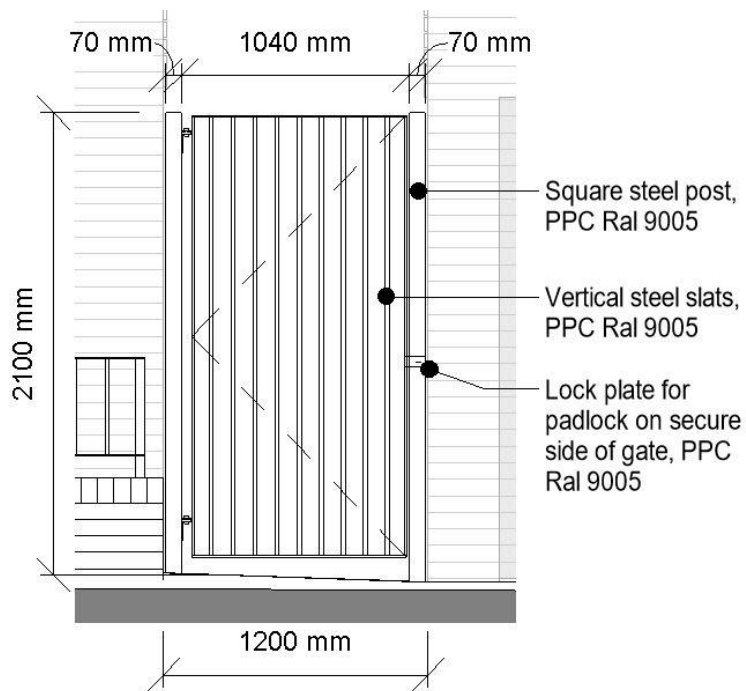
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Black (Ral 9005) steel gate to be provided on Oldham Road

A 1.8m high timber gate will be provided to the southern end of the access route. Please refer to the revised Proposed Boundary Treatment Plan (T8130D0040I3) for further details.

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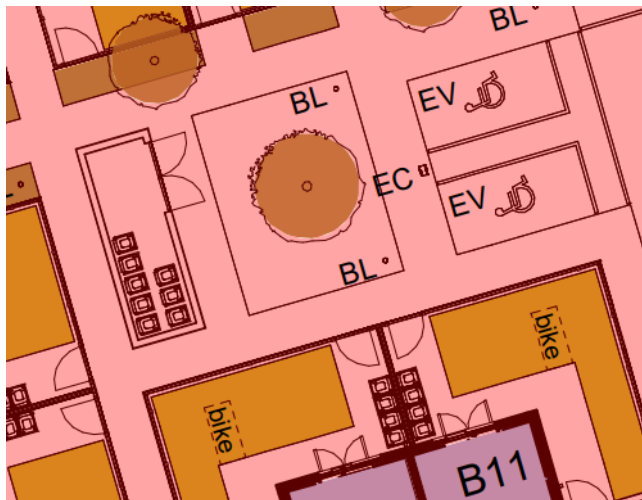
5. Omission of masonry enclosure to bin collection areas

Through detailed design it was agreed that a physical masonry boundary to the bin collection points could become a nuisance to both the residents in dropping off and collecting their domestic bins and for the Refuse Collection Team in collecting the bins.

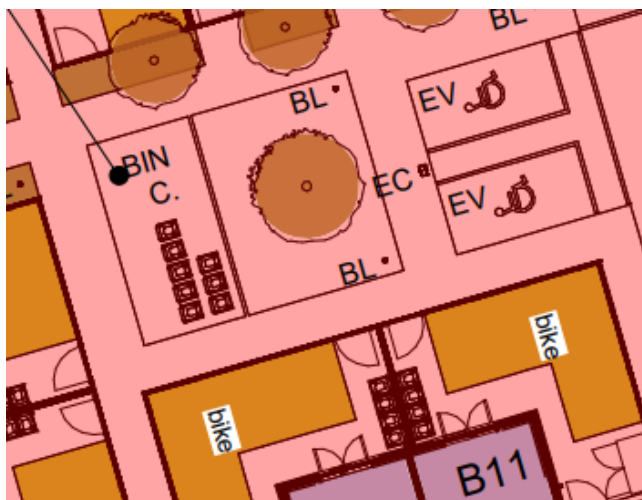
It is typical in this area of Manchester for multiple bin types/colours to be collected on the same day. It is likely that the residents will bring all their bins out together and deposit at the bin collection point in a single cluster. As this develops with multiple residents, there will likely be a grouping of bins by dwelling, not by type.

When the Refuse Collection Team arrives to collect bins, while constrained in a physical enclosure, this could result in a time-consuming task of organising bins by type. Once emptied, the bins would then be dropped back at the collection point in a cluster by type, not by dwelling, hence then becoming a nuisance for identification and collection by the residents.

The design team feel that this effect would be reduced by identifying a bin collection area as a clearly signed area with contrasting paving. The omission of a physical boundary would aid manoeuvrability of the bins for both the residents and the Refuse Collection Team. The signage could encourage grouping by bin type which similarly will assist in streamlining the process. Please refer to the drawing extracts below.



Extract from approved Proposed Site Plan T8130D002014



Extract from approved Proposed Site Plan T8130D002015

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6. Amendment of boundary treatments to west of phase 1

As indicated on the revised drawings, phase 2 is no longer going to be delivered in its current approved form. One Manchester and the consultant design team have undertaken pre application discussions with Manchester City Council in relation to alternate emerging proposals for Phase 2 and 3 which utilise the land to the west of former Dulverton Street.

The emerging proposals, though not yet approved, do not provide a gated car park area in the same way that the current consent does. This therefore changes the security requirements for rear boundary fences to the plots west of Newton Street in Phase 1.

The current consent provides 1.8m tall timber privacy fences to the rear gardens on buildings B2, B3, B7 & B8. The revised proposal is to increase this to a more secure 2.1m, in line with Secured by Design requirements.

The formerly 1.8m high brick wall to the SW corner of building B2 is also proposed to increase to 2.1m as well as being extended out into the landscape slightly as it will provide a robust boundary to a car park in the emerging phase 2 proposals which will be submitted to MCC for approval in due course.

The final amendment is to the rear garden of building B8. Due to the proximity with the existing shared boundary fence to the current Lidl Car Park, it is proposed to replace the 1.8m high timber boundary fence currently approved with a 2.1m high boundary wall comprising a 0.6m high brick wall with brick piers and timber close board fence infill panels. Please refer to the revised Proposed Boundary Treatment Plan (T8130D0040I3) for further details.



Extract from Proposed Boundary Treatment Plan T8130D0040I3

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Document End

Revision	Date	Initials	Details	Checked / date
P1	18/07/23	JBT	Draft issue for design team review	AJL / 18/07/23
I1	21/07/23	JBT	Issued for S96A Application	AJL / 21/07/23