

APPENDIX TO AGENDA (LATE REPRESENTATIONS)

Planning and Highways Committee 28th July 2022

Item No. 5

Application Number
133746/FO/2022

Ward Didsbury East

Description and Address:

Erection of a 6 storey residential building (Use Class C3) comprising 75 no. apartments together with ground floor residential amenity space, landscaping, cycle parking, car parking and associated works, space, car parking, cycle parking as well as landscaping, highways and other associated works

Land Junction Of Parrs Wood Lane, Manchester, M20 5AA

1. Further representations

Three further comments have been received from residents, these raise issues around traffic congestion, air quality, that the applicant is not signed up to the government's Building Safety Repair Pledge (last updated on 8th July 2022), and the density of proposed development at the site. These matters are considered within the published report.

2. Applicant

The applicant's agent has provided a response to the matters of concern raised by the report and in the reasons for refusal.

They contend that the proposal is consistent with the Council's planning policy as well as that contained in the National Planning Policy Framework. They believe the proposals are consistent with policy H6 and that the policy is not intended to preclude development outside of District Centres. They contend that the proposal would provide 15 no. affordable homes (consistent with policy), thereby adding to the stock of affordable housing and meeting the requirements of policy H6. They refer to a recent appeal inspector decision for the proposed development at Oakley that they believe supports their policy position.

In responding to concerns around the transport data and surveys undertaken. The agent indicates that these were undertaken at a time when no coronavirus lockdowns or measures were in place (September 2021).

The applicant contends that the level of car parking provision in the scheme is suitable and acceptable for the site given its location and the profile of the typical occupier of a build to rent scheme.

3. Response of the Director of Planning

As set out within the published report the proposals are not considered to accord with the policy framework in place for the city generally and specifically the South Manchester area. The scheme is of a high density and whilst the proposals would contribute to affordable housing stock in the form of 15 units for affordable rent this is not considered to overcome the concerns with this form of development at this location.

As confirmed in the response of the Health and Safety Executive the proposed building is not of a height that triggers the requirement for statutory consultation or response from them in relation to this application or the preparation of a Fire Risk Statement.

The recommendation of the Director of Planning remains to **REFUSE** the application.