

APPENDIX TO AGENDA (LATE REPRESENTATIONS)

Planning and Highways Committee 6 July 2023

Item No. 5

Application Number 135029/LO/2022 and
135028/FO/2022

Ward Deansgate Ward

Description and Address

Full Planning Permission for the erection of 14 storey building and the refurbishment of the existing buildings at 3 Smithy Lane and Carriage Works on Garden Lane / St Mary's Parsonage with ground floor extension to form office accommodation (Class E) with front of house and commercial floorspace at ground floor (Class E) with associated landscaping and other works following demolition of existing buildings at 27-29 King Street West and the Grade II Listed 31-33 King Street West and link bridge from Carriage Works on Garden Lane / St Mary's Parsonage to 3 St Mary's Parsonage

LISTED BUILDING CONSENT for the demolition of 31-33 King Street West and the refurbishment of the existing buildings at 3 Smithy Lane and Carriage Works on Garden Lane / St Mary's Parsonage with ground floor extension with associated landscaping and other works following demolition of existing buildings and link bridge from Carriage Works on Garden Lane / St Mary's Parsonage to 3 St Mary's Parsonage in association with the erection of a 14-storey building

Land Bound by King Street West, St Marys Parsonage, Garden Lane and Smithy Lane, Manchester, M3 2JP

1. The Applicant

Advised that drawing referenced 107- B1_02_2214 - should be Rev B not Rev A.

2. Director of Planning – Further observations / modifications to conditions

A total of 3 no. objections have been received and a full summary is provided below:

- Demolishing this wonderful, listed building would be simply barbaric. Let's try to be more civilized.
- The proposed building is totally inappropriate for the area. It will dominate the skyline and erase an attractive building. The building should be preserved to maintain the historical heritage of the city.
- The local infrastructure will not be able to cope with such a huge proposal and represents an overdevelopment of the area.
- In a climate emergency reusing, rather than demolishing, existing structures is critical. The carbon cost in demolishing an architecturally sound and

usable building should not be ignored. The current building, Reedham House, could be repurposed and renovated.

One letter of support has also been received from an occupier of an adjacent property who endorses the proposal.

The following additional photos demonstrate the current condition of the building that is proposed to be demolished (Reedham House, 31-33 King Street West) in order to highlight the current condition of the interior and exterior of the building, particularly the interior which has limited historic fabric.











View 2 on Page 30 of the report details the existing, proposed and cumulative impact of the development within that view. The existing and cumulative view is incorrectly labelled in the report. The correct labelling for the view is detailed below.



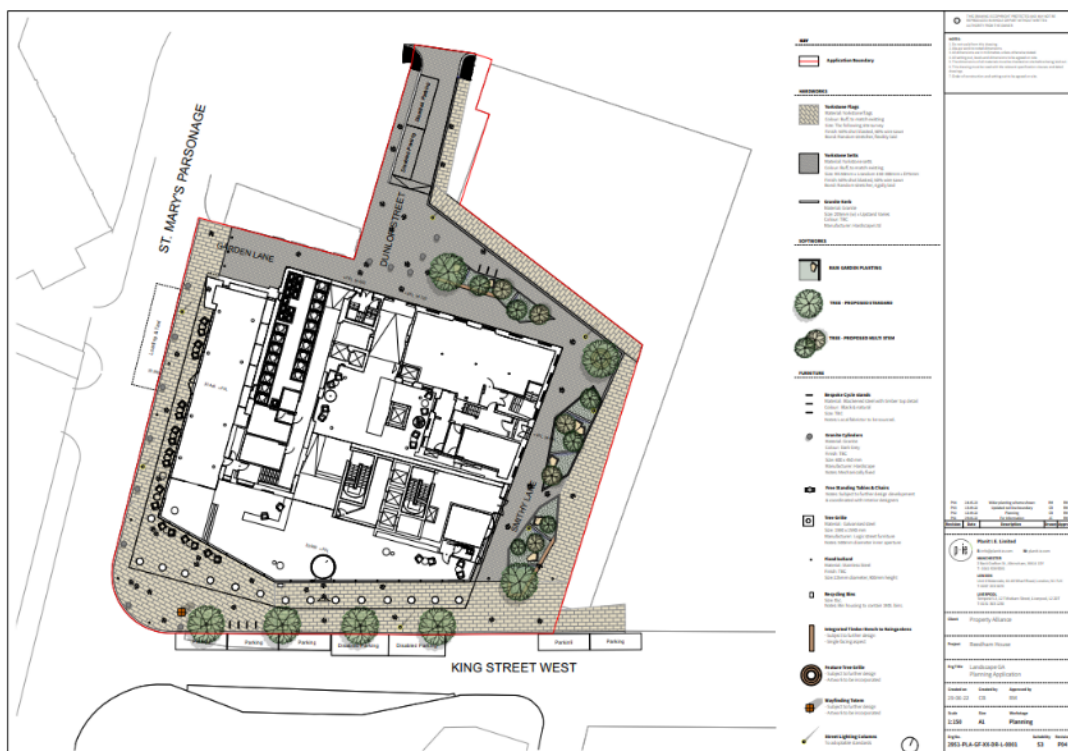
Existing View 2



Cumulative View 2

There are 4 existing on street disabled parking spaces in close proximity to the application site (2 on Dunlop Street and 2 on King Street West) and would be retained as part of the proposal.

Two spaces on Dunlop Street would be within the area of public realm improvements associated with the development.



Site layout including disabled bays to Dunlop Street and public realm improvements around the application site

Condition 2 should be amended in accordance with the applicant's comments.

The recommendation for planning application 135028/FO/2022 and Listed Building Consent 135029/LO/2011 remains Minded to Approve subject to the requirement to notify the Secretary of State.