

Hourigan Planning
10th Floor Chancery Place
50 Brown Street
Manchester
M2 2JG
hello@houriganplanning.com
0333 939 8057



STATEMENT OF COMMUNITY INVOLVEMENT

APPLICANT: Bowsall Developments Ltd and MSV Housing

SITE: Land at Autometers Ltd, 4B Albany Road,
Chorlton, Manchester, M51 0AW

DATE: 30 March 2023



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Hourigan Planning Limited. Company Number: 06949990
Registered Office: Spring Court, Spring Road, Hale, Cheshire, WA14 2UQ



RTPI

Chartered Town Planners



Land at Autometers, 4b Albany Road, Chorlton, Manchester, M21 0AW
Statement of Community Involvement
Bowsall Developments Ltd and MSV Housing

Report Drafted By	Report Checked By	Report Approved By
NB	BM	MH
21.03.2023	21.03.2023	23.03.2023

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1. INTRODUCTION

BRIEF

- 1.1 This Statement of Community Involvement has been prepared by Hourigan Planning and supports a full planning application made by Bowsall Developments Ltd in partnership with and Mosscafe St. Vincent's Housing Group Limited (hereafter referred to as MSV Housing); the parties are hereafter referred to as the 'Applicants'. The application has been submitted to Manchester City Council (hereafter referred to as the 'Council') in relation to land at Autometers Systems Ltd, 4b Albany Road, Chorlton, Manchester, M21 0AW (hereafter referred to as the 'site').
- 1.2 The description of development given in the planning application forms is:
- "The demolition of existing buildings and the erection of 40 no. 100% affordable apartments (shared ownership) along with car and cycle parking space, hard and soft landscaping and associated works".*
- 1.3 The purpose of this document is to provide a chronological summary of all pre-application consultation activity that has been undertaken with the local community and its representatives at a local level. Details of pre-application engagement with the Council is dealt with in the Planning Statement submitted in support of the scheme.
- 1.4 The document should be read in conjunction with the suite of documents submitted in support of the full planning application.



2. POLICY BACKGROUND

NATIONAL PLANNING POLICY FRAMEWORK

2.1 National requirements for pre-application consultation are set out within the National Planning Policy Framework (the 'Framework') which originally came into force in March 2012 and was most recently revised in July 2021.

2.2 Paragraphs 39 to 46 are concerned with pre-application engagement and front loading:

"39. Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.

40. Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.

41. The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.

42. The participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle, even where other consents relating to how a development is built or operated are needed at a later stage. Wherever possible, parallel processing of other consents should



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be encouraged to help speed up the process and resolve any issues as early as possible.

43. The right information is crucial to good decision-making, particularly where formal assessments are required (such as Environmental Impact Assessment, Habitats Regulations assessment and flood risk assessment). To avoid delay, applicants should discuss what information is needed with the local planning authority and expert bodies as early as possible.

44. Local planning authorities should publish a list of their information requirements for applications for planning permission. These requirements should be kept to the minimum needed to make decisions and should be reviewed at least every two 14 years. Local planning authorities should only request supporting information that is relevant, necessary and material to the application in question.

45. Local planning authorities should consult the appropriate bodies when considering applications for the siting of, or changes to, major hazard sites, installations or pipelines, or for development around them.

46. Applicants and local planning authorities should consider the potential for voluntary planning performance agreements, where this might achieve a faster and more effective application process. Planning performance agreements are likely to be needed for applications that are particularly large or complex to determine."

PLANNING PRACTICE GUIDANCE

- 2.3 The Planning Practice Guidance (PPG) was originally launched on 6 March 2014. It replaced some 230 planning guidance documents. The PPG has subsequently been revised on a number of occasions. Pre-application engagement is covered in the section of the PPG entitled: Before Submitting an Application and the last amendments were made to the guidance on 15 March 2019. The PPG contains extensive guidance on pre-application engagement and in the interests of brevity it is not reproduced here but Paragraph 1 is worthy of note:

"How can pre-application engagement improve the efficiency and effectiveness of the planning application system?"



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Pre-application engagement by prospective applicants offers significant potential to improve both the efficiency and effectiveness of the planning application system and improve the quality of planning applications and their likelihood of success. This can be achieved by:

- *providing an understanding of the relevant planning policies and other material considerations associated with a proposed development*
- *working collaboratively and openly with interested parties at an early stage to identify, understand and seek to resolve issues associated with a proposed development, including, where relevant, the need to deliver improvements in infrastructure and affordable housing*
- *discussing the possible mitigation of the impact of a proposed development, including any planning conditions*
- *identifying the information required to accompany a formal planning application, thus reducing the likelihood of delays at the validation stage. The information requested must be reasonable (more information can be found in Making an application).*
- *putting in place a Planning Performance Agreement where this would help with managing the process and agreeing any dedicated resources for progressing the application*

The approach to pre-application engagement needs to be tailored to the nature of the proposed development and the issues to be addressed.

Paragraph: 001 Reference ID: 20-001-20190315

Revision date: 15 03 2019"

MANCHESTER CITY COUNCIL

- 2.4 At the local level, the Council adopted its Statement of Community Involvement (SCI) in June 2018 recognising that early engagement has significant benefits to improve both the efficiency and the effectiveness of the planning system for all parties, including the potential outcome for the



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community. Developers are, therefore, encouraged to engage with stakeholders, including local communities.

2.5 Page 38 of the SCI outlines what the Council considers to be best practice principles and that it is acknowledged that early engagement will need to be proportionate to the scale of the development, planning issues and or geographical area under consideration and that each engagement programme will be tailored to meet the needs of the specific proposal.

2.6 Page 39 identifies the key messages which are:

- *Be inclusive - find out who all the stakeholders are and find out how they would like to be engaged.*
- *Be Transparent - explain what can be changed and what can't.*
- *Be clear and understandable - use jargon free language.*
- *Set a clear timescale and allow sufficient time for responses.*
- *Use a wide range of engagement methods.*

SUMMARY

2.7 In summary, the pre-application consultation undertaken (as described in the following Section) is considered to be fully commensurate with the advice set out at both the national and local levels and has been entirely appropriate for the quantum of development proposed in the application.

2.8 The applicants are confident that the approach has resulted in an informed and technically robust submission which has already incorporated additional measures in response to initial feedback from stakeholders.



3. CONSULTATION METHODOLOGY

INTRODUCTION

- 3.1 There are many ways in which key stakeholders can be engaged in the planning process. The approach we have followed is documented below.

LOCAL STAKEHOLDERS

- 3.2 We define local stakeholders as those living and working in the area as well as those representing the views of local interest groups. In this case these include local residents and Ward Councillors.

LOCAL STAKEHOLDER CONSULTATION

- 3.3 An email was sent to all Chorlton Ward Councillors on the 13 February 2023. The email was sent to Councillors Benham, Hacking and Holt and included a covering letter, a copy of the leaflet, a frequently asked questions sheet and a package of drawings illustrating the appearance of the development. The letter explained that the Councillors were being made aware that the public consultation was due to commence in a week's time - we made sure the Councillors were given prior notice. A copy of the letter that was sent to all Ward Councillors is contained in **Appendix 1**.
- 3.4 A copy of the leaflet is contained within **Appendix 2** and a copy of the FAQ sheet is included within **Appendix 3**, alongside the proposed draft elevations and floor plans within **Appendix 4**.

DISTRIBUTION OF LEAFLETS

- 3.5 The leaflet contained in **Appendix 2** was also distributed to a number of residential and commercial properties in the area surrounding the application site on the 20 February 2023. The extent of the area chosen to be notified of the intended proposals was identified as being those properties which were in the immediate vicinity of the application site and therefore those which would potentially be most interested in the proposals. For the avoidance of doubt, the area within which the leaflets were distributed was agreed with Planning Officers prior to leaflets being delivered.
- 3.6 **Appendix 5** indicates the area where leaflets were hand delivered.



ONLINE CONSULTATION - HOURIGAN PLANNING WEBSITE

- 3.7 An online consultation went live on the 20 February 2023 at the following website:
- <https://houriganplanning.com/consultations/>
- 3.8 The online consultation set out the details of the proposals and provided participants with the opportunity to download a copy of the leaflet, the FAQ sheet and the proposed plans document. A screenshot of the webpage is contained in **Appendix 6**.
- 3.9 The leaflet and FAQ sheet confirmed the various methods by which interested parties could engage in the consultation process, providing people with the opportunity to contact Hourigan Planning by post or email.

PERIOD OF CONSULTATION

- 3.10 It was made clear that the consultation period would close at midnight on 05 March 2023 providing people with a period of up to 2 weeks to submit any comments they may have. The consultation time period was considered to be fully compliant with the Council's guidance.
- 3.11 However, following a meeting between MSV Housing, all Ward Councillors, the Council's Housing Officers and Hourigan Planning on 02 March 2023, the deadline was extended by a further one week until midnight 12 March 2023. The extension to the consultation period was made clear on the online consultation page and all Ward Councillors were notified by email that the period of time had been extended, on 07 March 2023.

MEETING WITH WARD COUNCILLORS, MSV HOUSING AND MANCHESTER CITY COUNCIL HOUSING OFFICERS

- 3.12 Hourigan Planning and MSV Housing engaged with Ward Councillors and MCC Housing Officers via a Teams meeting on 02 March 2023.
- 3.13 Hourigan Planning and MSV introduced the proposed development and were on hand to answer questions put forward by Councillors. The Ward Councillors were clear in that they believed it had been a useful discussion which enabled the Councillors to express their comments and concerns.
- 3.14 The concerns raised by the Councillors are set out below and the succeeding section details how the proposed development has responded to these concerns:



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- i. An extension to the consultation period of an additional one week.
- ii. Car parking was raised as a concern and Councillors are keen to find out more about the approach to car ownership at the initial interest/purchase stage for future tenants.
- iii. Councillors asked for a car club option to be explored in conjunction with the new 'HAPPI'¹ scheme.
- iv. Councillors asked about the feasibility of delivering an M4(3) wheelchair accessible property within the proposed development.
- v. Could provision be made for the parking of cargo bikes in the proposed bike store?
- vi. Keen to introduce green spaces and enhance biodiversity.

¹ 'HAPPI' - Housing our Ageing Population Panel for Innovation.



4. RESULTS AND RESPONSES

INTRODUCTION

- 4.1 In this Chapter we summarise, on a topic basis, the results of the pre-application consultation in respect of the full planning application together with our response.

RESPONSE TO PUBLIC CONSULTATION

- 4.2 Following the leaflet drop to local residents, 4 responses were received via email which are summarised and addressed below on a topic basis.
- 4.3 No formal responses were received from any individual Ward Councillors, however an email was received from Councillor Benham on 14 February 2023 which expressed surprise that the proposals hadn't been discussed with Councillors prior to the period of pre-application public consultation. Hourigan Planning replied to that email noting that Councillors were being given advanced Notice of the consultation event and that was reaffirmed in aforementioned subsequent meeting which was held with Councillors on 02 March 2023.

IMPACT ON HIGHWAYS

- 4.4 Some respondents expressed concerns about the proposed car parking provision, and that it was 'inadequate'. One respondent referred to the main problem being existing '*congestion and limited on street car parking for residents*' and concerns were specifically raised about the impact the proposed development may have on vehicular parking on Albany Road, resulting in a potential nuisance to existing residents.
- 4.3 A detailed Transport Statement is submitted with the planning application which looks at existing traffic circumstances, potential traffic generated by the proposed scheme and potential impacts on car parking in the local area. A Travel Plan is also enclosed in the application submission. When read together these two technical reports conclude that the development would not have unacceptable impact on the local highway network. The Transport Statement considers the proposed parking provision in the context of similar developments, and concludes that the level of car parking is entirely appropriate to meet the future operational requirements of the site. The joint applicants, MSV Housing, are responsible for many other similar affordable schemes in Manchester (including Chorlton) and they are satisfied that the proposed level of car parking proposed would



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meet the needs of future occupants. The site is in a very sustainable location and opting for alternative, sustainable modes of transport would be encouraged, as set out in the Travel Plan.

- 4.4 For the avoidance of doubt, pre-application discussions with the Council (both planning and highways) confirmed that the proposed level of car parking provision, in conjunction with the proposed cycle storage, would be acceptable in this particular location.
- 4.5 The applicants are strongly of the view that the scheme provides the right balance between providing parking for cars (50% provision - including, mobility spaces and electric vehicle charging spaces with charging points installed (4) at the outset ²) and encouraging non car modes of travel such as walking, cycling (with substantial cycle parking provision) and the use of public transport all as per the submitted Travel Plan.

DESIGN

- 4.6 Some concerns were expressed about the proposed appearance of the development and the proposed height when compared with the residential properties on Albany Road.
- 4.7 A Design and Access Statement has been submitted in support of the proposed development, which explains how the scheme has evolved to take into account the pre-application advice received from the Council, and how the proposals respond to the site-specific opportunities and constraints. The proposed development follows the fundamental principles for good design as set out in the National Design Guide and the Council's own design policy guidance.
- 4.8 One respondent highlighted concern about how the proposals might block daylight from their existing residential property. A Daylight and Sunlight Assessment is included in the application submission and which looked specifically at this issue. Using dedicated software, the detailed assessment concludes that the new building would not have an unacceptable impact on issues of sunlight and daylight in the locality.

NOISE AND VIBRATION

- 4.9 Very specific comments were received in respect of the construction works associated with the proposed development and how this might result in excessive noise and vibrations that would have a detrimental impact on neighbouring businesses and residents.

² Noting also that the scheme is being future proofed with ducting to be installed during the construction phase to enable all vehicle parking spaces to benefit from electric vehicle charging in the future)



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- 4.10 A Construction and Environmental Management Plan (CEMP) would provide the Council with the ability to control the method of construction, supplemented by appropriately-worded conditions attached to any forthcoming planning permissions, should that be deemed necessary by the Council.

RESPONSE TO COUNCILLOR'S CONCERNS

- 4.11 As noted in the previous Chapter, the meeting with Ward Councillors highlighted some key areas of concern and these are addressed below:

I. EXTENSION TO CONSULTATION PERIOD

- 4.12 The pre-application public consultation was extended by an additional week as requested by Councillors. For the avoidance of doubt, no comments were received during that additional time.

II. CAR PARKING / DETAILS ON APPROACH TO CAR OWNERSHIP

- 4.13 The Local Highway Authority and Local Planning Authority confirmed during pre-application discussions that they were satisfied with the proposed level of carparking. They were happy to see the inclusion of Electric Vehicle Charging (EVC) points, but requested that all spaces be 'future-proofed' with the ducting provided so that additional spaces could be provided with more EVC points in the future, should demand exist. The proposals include for this additional provision, therefore responding specifically to this request. As set out in the Transport Statement and the Travel Plan - and in accordance with pre-application advice from the Council - the proposals strike a sustainable balance between provision for car parking, whilst encouraging alternative modes of transport.

III. CAR SHARE CLUB OPTION

- 4.14 The Council gave examples of when car share clubs have been successful and less successful within the City's administrative area. At the time of writing, the Applicant is exploring the possibility of a car share club and further discussions will take place with the Council on this point during consideration of the application.

IV. DELIVERY OF AN M4(3) WHEELCHAIR ACCESSIBLE PROPERTY

- 4.15 The proposals include 20 no. M4(2) (accessible and adaptable) apartments; this was requested by senior Planning Officers as part of pre-application discussions. There is no adopted planning policy basis to request M4(3) apartments, and none are included in the proposals. The Applicant has explored this as a possibility, but at this stage, having regard to the site constraints, the nature of



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the proposed scheme and the 100% affordable housing offering (of which 20 dwellings meet the adaptable and accessible standard of M4(2) set out in the Building Regulations and all of which meet Nationally Described Space Standards), none are proposed.

V. PROVISION FOR CARGO BIKES

- 4.16 Provision has been made within the secure bike store to include for the storage of 2 no. cargo bikes.

VI. DETAILS ON GREEN SPACES A BIODIVERSITY ENHANCEMENT.

- 4.17 Councillors expressed the need to be ambitious regarding biodiversity and in response to this, the planning application is accompanied by a Phase 1 Habitat Survey which sets out the existing habitat situation and a Biodiversity Enhancement Scheme. When read together, the reports confirm that, not only would the proposed development not have an unacceptable impact on any protected species, but that biodiversity enhancements are proposed which would result in a Net Gain in Biodiversity (BNG) through measures such as additional new native planting, and the provision of bird boxes, bat boxes, hedgehog holes in fences, sensitive external lighting, and log piles to encourage invertebrate species.



5. SUMMARY

- 5.1 In preparing this full planning application the applicants have undertaken appropriate consultation with key stakeholders.
- 5.2 We are confident that the scope of the consultation undertaken at the pre-application stage has afforded interested parties plenty of the opportunity to comment on the proposals.
- 5.3 Stakeholders will have the opportunity to submit comments directly to the Council once a planning application is submitted, during the statutory consultation period, and those comments will be taken into account by Officers in drafting their recommendation.

Appendix 1



Councillor Mathew Benham
Members' Services Office
Manchester City Council
PO Box 532
Town hall Extension
Manchester
M60 2LA

Hourigan Planning
10th Floor Chancery Place
50 Brown Street
Manchester
M2 2JG
hello@houriganplanning.com
0333 939 8057



07951 144 242
beverley.moss@houriganplanning.com

Your ref:

Our ref: 2023-02-13 Cllr Benham

Date: 13 February 2023

BY EMAIL ONLY: cllr.mathew.benham@manchester.gov.uk

Dear Councillor Benham

PRE-APPLICATION PUBLIC CONSULTATION

THE DEMOLITION OF EXISTING BUILDINGS AND THE ERECTION OF 40 NO. 100% AFFORDABLE APARTMENTS (SHARED OWNERSHIP) ALONG WITH CAR AND CYCLE PARKING, HARD AND SOFT LANDSCAPING AND ASSOCIATED WORKS

LAND AT AUTOMETERS SYSTEMS LTD, 4B ALBANY ROAD, CHORLTON, MANCHESTER, M21 0AW

Following positive pre-application discussions with Planning Officers of Manchester City Council I am writing to give all Ward Councillors advance notice of a pre-application consultation exercise we are now undertaking on behalf of Bowsall Developments Ltd and MSV Housing for a proposed 100% affordable apartment scheme at the above address. Feedback received from Planning Officers has been taken into consideration within the proposed development.

Please find enclosed a leaflet which is to be distributed on 20 February 2023 to a number of residents and businesses in the local area inviting them to consider draft emerging proposals for the provision of 40 affordable apartments with car and cycle parking, hard and soft landscaping and associated works on a previously developed site close to Chorlton District Centre.

Please also find enclosed:

- Location Plan.
- Draft Site Layout and Proposed Plans Drawing.
- Frequently Asked Questions Information Sheet.

I thought it would be useful for Councillors to have advance notice of this public consultation and sight of the enclosed documents before leaflets are delivered locally. Needless to say, if you would like to meet to discuss the proposals, I would be happy to facilitate such a meeting with my client.

Please do not hesitate to contact me should you wish to discuss the matter in more detail. In my absence, please speak to my colleagues Marc Hourigan or Nick Brookman.



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Registered Office: Spring Court, Spring Road, Hale, Cheshire, WA14 2UQ



RTPI

Chartered Town Planners

Yours sincerely

A handwritten signature in black ink, appearing to read 'B Moss', with a long horizontal stroke extending to the right.

BEVERLEY MOSS BA (Hons) MA MRTPI

Associate Director

cc: Bowsall Development Ltd

MSV Housing

Marc Hourigan

} Hourigan Planning

Nick Brookman

}

Encl.

Councillor John Hacking
Executive Members' Office
Level 4
Town hall Extension
Manchester
M60 2LA

Hourigan Planning
10th Floor Chancery Place
50 Brown Street
Manchester
M2 2JG
hello@houriganplanning.com
0333 939 8057



07951 144 242
beverley.moss@houriganplanning.com

Your ref:

Our ref: 2023-02-13 Cllr Hacking

Date: 13 February 2023

BY EMAIL ONLY: cllr.john.hacking@manchester.gov.uk

Dear Councillor Hacking

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BEVERLEY MOSS BA (Hons) MA MRTPI

Associate Director

cc: Bowsall Development Ltd

MSV Housing

Marc Hourigan

Nick Brookman

} Hourigan Planning

}

Encl.

Councillor Eve Holt
Members' Service Office
Manchester City Council
PO Box 532
Town hall Extension
Manchester
M60 2LA

Hourigan Planning
10th Floor Chancery Place
50 Brown Street
Manchester
M2 2JG
hello@houriganplanning.com
0333 939 8057



07951 144 242
beverley.moss@houriganplanning.com

Your ref:

Our ref: 2023-02-13 Cllr Holt

Date: 13 February 2023

BY EMAIL ONLY: cllr.eve.holt@manchester.gov.uk

Dear Councillor Holt

PRE-APPLICATION PUBLIC CONSULTATION

THE DEMOLITION OF EXISTING BUILDINGS AND THE ERECTION OF 40 NO. 100% AFFORDABLE APARTMENTS (SHARED OWNERSHIP) ALONG WITH CAR AND CYCLE PARKING, HARD AND SOFT LANDSCAPING AND ASSOCIATED WORKS

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BEVERLEY MOSS BA (Hons) MA MRTPI

Associate Director

cc: Bowsall Development Ltd

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Marc Hourigan

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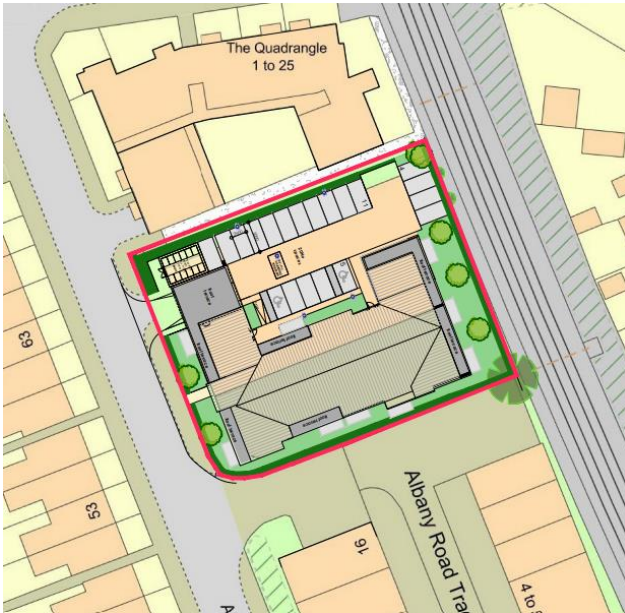
} Hourigan Planning

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Encl.

Appendix 2





Hourigan Planning is preparing a full planning application on behalf of Bowsall Developments Ltd and MSV Housing for a proposed 100% affordable apartment scheme located on Albany Road, Chorlton.

We are now undertaking consultation on the draft proposals so that the local community has an opportunity to engage in the process prior to a formal planning application being submitted.

Comments received will be used to inform and refine the full planning application before it is submitted to Manchester City Council.

When the planning application has been submitted, the Council will notify surrounding residents and other interested parties as part of their own statutory consultation process. You will then have a further opportunity to submit formal comments on the proposals directly to the Council.



PROPOSED 100% AFFORDABLE APARTMENT SCHEME – LAND AT ALBANY ROAD, CHORLTON





THE DRAFT SCHEME

- Demolition of an existing underused building and the redevelopment of the land (brownfield land) for the provision of new homes in a very sustainable location close to Chorlton District Centre.
- Provision of 40 high quality apartments all of which would be shared ownership affordable homes.
- The proposed apartments would deliver much needed affordable housing in Manchester. The homes would be managed by MSV Housing who are well known in the local area.
- The size (floorspace) of all the apartments would be compliant with the Nationally Described Space Standards.
- 50% of the proposed apartments and all lifts would be delivered to M4(2) standards making them accessible and adaptable.
- The proposals provide the opportunity for new tree planting and soft landscaping all of which will be managed by MSV Housing via a management company resulting in an improved appearance in the streetscene.
- The proposals provide an opportunity to deliver net gains in biodiversity including features built into the fabric of the construction of the new building.
- The proposed external materials would complement the mixed character of the local area.
- All new apartments would be energy efficient and perform strongly against energy standards.
- 4 no. Electrical Vehicle charging points (and future ducting for the remainder spaces) and secure cycle parking provision is to be provided.



HOW TO COMMENT

The consultation period will be open until midnight 05 March 2023.

Scaled plans and drawings of the scheme and a 'Frequently Asked Questions' Information Sheet are available to view on the Hourigan Planning website at www.houriganplanning.com/consultations/

Please submit comments by post or email:



Albany Road Consultation, Hourigan Planning, 10th Floor Chancery Place, 50 Brown Street, Manchester M2, 2JG.



hello@houriganplanning.com (using "Albany Road Consultation" as the subject line).

Please note: Comments received will be summarised on a topic basis in the Statement of Community Involvement which will be submitted with the forthcoming full planning application. No personal details will be made public.

Appendix 3



**Bowsall Developments Ltd and MSV Housing
Land at Autometers Systems Ltd, 4B Albany Road, Chorlton, Manchester,
M21 0AW**

Frequently Asked Questions – Pre-Application Public Consultation

1. What is the purpose of this consultation?

Following positive pre-application discussions with Planning Officers of Manchester City Council, Hourigan Planning (Chartered Town Planners) is preparing a full planning application on behalf of joint applicants Bowsall Developments Ltd and MSV Housing for the provision of 40 no. affordable apartments on land at Autometers Systems Ltd, 4B Albany Road, Chorlton, Manchester Road, M21 0AW. The feedback received from Planning Officers has been taken into consideration within the proposed development.

We have been instructed to notify neighbouring homes, businesses, and other interested parties including Ward Councillors, that a planning application is currently being prepared for the residential redevelopment of the site.

Feedback received from this current consultation will inform the final details of the planning application and it gives us an opportunity to consult on the emerging proposals before finalising a scheme and submitting the formal planning application to Manchester City Council.

2. When will you be submitting the planning application?

We plan to submit the planning application to the Council following the consultation period and once we have had a chance to consider all comments received.

We expect to submit the planning application in Spring 2023.

3. What is the proposed scheme?

The proposals include the demolition of the existing, under-used commercial building and the redevelopment of the land for the delivery of 40 no. new apartments. We're proposing to provide a mix of 1 and 2 bedroomed properties within a 4-storey building as indicated on the draft proposed plans. All the apartments would be affordable homes in the form of shared ownership and would be managed by MSV Housing. MSV Housing own and manage 9,000 homes in Greater Manchester, Lancashire and West Yorkshire. MSV Housing pride themselves on providing safe and secure homes and are experienced in providing high quality affordable homes and support services. More information on MSV Housing can be found here: <https://www.msvhousing.co.uk/about-us/who-we-are/>

The proposals include 20 no. car parking spaces including 2 accessible spaces. 4 no. of the spaces would be provided with Electric Vehicle Charging points and the remainder would be constructed so that additional charging points could be provided in the future, if there was demand for them. A secure cycle store is also proposed to be provided within the ground floor layout of the building, with space for up to 40 no. bicycles.

The redevelopment proposals offer an opportunity to provide truly affordable homes within a sustainable location close to the local amenities and services that Chorlton District Centre has to offer.

4. Why are you proposing this development?

The National Planning Policy Framework 2021 seeks to ensure that the planning system delivers a flexible and responsive supply of housing land. The most up-to-date evidence confirms that the current unmet housing need - that being the total households on the housing waiting list - in the Manchester City Council area is 5,997. The evidence also states that the proportion of current households that cannot access the housing market is 51%. After looking at all the contributing components of affordable housing data, the evidence concludes that the total net housing need in Manchester is 5,506, or a net annual need of 1,810 new affordable homes.

The evidence is clear; the need for affordable new homes in Manchester is significant. The redevelopment of the land at Albany Road presents a very real opportunity to deliver a 100% affordable apartment scheme on previously developed land in a highly sustainable location. The proposed development would make a significant and positive contribution to the Council's affordable housing supply. MSV Housing is a well-known Registered Provider in Manchester, being at the forefront of delivering homes which meet local needs and having worked with the City Council previously.

5. How have you come up with the design?

All development sites have their own site-specific constraints and opportunities, and it is therefore important to ensure that any new development takes these matters into account and results in a balanced approach in its design. All new development should be of the highest quality, and this has been an important factor in the design proposals for the scheme at Albany Road. The design has been informed by the following:

- The proposed apartment block will reinforce and enhance the street scene through the use of well-considered design. The built form takes into account the surrounding vernacular which is predominantly 3 storey Victorian red brick terraces with pitched tiled roofs, gables and dormers. The adjoining Quadrangle development is a more recent development with a contemporary approach to design, with brick and timber cladding and projecting bays and balconies. The materials used in the proposed development will be a mix of red brick, contrasting brick, and some cladding in a grey colour. Overall, there would be a limited materials palette to ensure consistency of style throughout the development. The objective has been to design a building which responds to the surrounding area and its character, with contrasting materials and detailing used to define the features of the building to enhance the street scene.
- The proposed development provides a mixture of dwelling types and sizes that responds to current affordable market demands and housing needs. The size (internal floorspace) of all the apartments would be compliant with the Nationally Described Space Standards, and 20 no. (50%) of the proposed apartments and all lifts would be delivered to M4(2) Building Regulations standards making them accessible and adaptable.
- All new apartments would be energy efficient and perform strongly against energy standards - this information will be included in the planning application submission.

- The orientation and layout of the proposed apartment block takes full account of the existing apartments in the adjacent Quadrangle development to ensure that there are no detrimental impacts on the amenity of those existing residents.
- A sunlight and daylight impact assessment will accompany the planning application to demonstrate the proposed development would not have an unacceptable impact on existing residential properties adjacent to and opposite the new apartments.
- A secure refuse store is to be positioned within the car parking area with easy access for new residents and by the refuse collection service.
- The proposed development considers safety, security and natural surveillance therefore helping to minimise potential for crime and anti-social behaviour.
- A Noise and Vibration Assessment will be submitted to demonstrate that the new apartments would not be unacceptably affected by the adjoining Metrolink line.

6. What about providing green space and biodiversity?

The built form of the apartments would be complemented by new planting of trees, shrubs and amenity grass areas, resulting in an increase in soft landscaping and thereby making a positive contribution to biodiversity. This would be supplemented by features built into the fabric of the construction of the new building such as bat and bird boxes.

The full planning application will be accompanied by proposed landscaping plans and ecology surveys and assessments.

7. How will you address highway safety and car parking?

The site is located in a fantastic part of Chorlton, just outside the boundary of the District Centre and within close walking distance of Morrisons, the metrolink tram stop and the wealth of other amenities and services that Chorlton has to offer. Discussions have already taken place with the City Council's Local Highways Authority and their comments have been incorporated into the draft proposals. It is well known that on-street car parking is an area of concern for the Council and residents alike, so it has been important to make sure the draft proposals do not have an unacceptable impact on cars parking in the local area. With that in mind, the proposals propose:

- 20 no. car parking spaces, 2 no. of which will be accessible spaces, all to be positioned in a new off-site parking area within the site boundaries.
- 4 Electric Vehicle (EV) charging points will be provided, with ducting to be installed in all remaining spaces enabling future EV charging to come forward, should it be required.
- 40 secure cycle parking spaces will be provided within the development to further encourage sustainable travel.
- A vehicle and pedestrian ramp of 5% (1 in 20) is proposed to access the site which will comply with part M of the Building Regulations, making the site accessible to people with limited mobility.
- A Travel Plan will be submitted with the planning application which will promote and encourage the use of sustainable modes of travel by future residents.

- Welcome packs will be made available to all new occupants/residents making them aware of the Travel Plan as well as the locations of the nearest bus routes, Metrolink stations and cycle routes.

8. What will be done about the impact of 40 new homes on local social infrastructure such as doctors and dentists?

The development comprises a 100% affordable home scheme in partnership with a Registered Provider and aims to deliver a significant positive benefit to the local community by making a substantial contribution to the Council's significant need for more affordable homes.

Where the Council seeks contributions towards social infrastructure, such contributions will be considered and provided where the contributions sought meet the provisions of the Community Infrastructure Regulations, and it is viable to do so.

9. What about disturbance whilst the scheme is built?

The Council can control how the scheme is delivered by way of a planning condition imposed on any planning permission granted. This could for example regulate delivery and construction times so as to avoid disturbance to local residents.

10. How can I get involved?

All of the consultation material can be found online at our website:

www.houriganplanning.com/consultations

There are a number of ways to comment on the draft proposals:

By email: hello@houriganplanning.com using "Albany Road Consultation" as the email subject line.

By Post: Albany Road Consultation, Hourigan Planning, 10th Floor Chancery Place, 50 Brown Street, Manchester, M2 2JG.

Consultation Period Closes: **Midnight 05 March 2023**

Please note: Comments received will be summarised and addressed in a Statement of Community Involvement to be submitted with the planning application. No personal details will be published. The local community will also have a further opportunity to comment on the scheme once a formal planning application is lodged with the Council.

Appendix 4





FRONT ELEVATION (Albany Road)



REAR ELEVATION (Rail line Side)



SIDE ELEVATION (courtyard)

- EXTERNAL MATERIALS**
- 1 **ROOF** - standing seam aluminum roof in light grey colour
 - 2 **SOFFIT & FASCIAS** -ppc aluminium light grey with concealed gutter
 - 3 **CLADDING**- grey hardi plank or similar - Red Equitone cladding or similar
 - 4 **FACING BRICKWORK**
 - 5 **CANOPY**- flat roof canopy
 - 6 **BALCONY** - dark grey metal railings
 - 7 **WINDOWS AND DOORS** - dark grey upvc
 - 8 **BLUE /GREY BRICKWORK**

EXISTING GROUND LEVEL 27.35 approx



SIDE ELEVATION



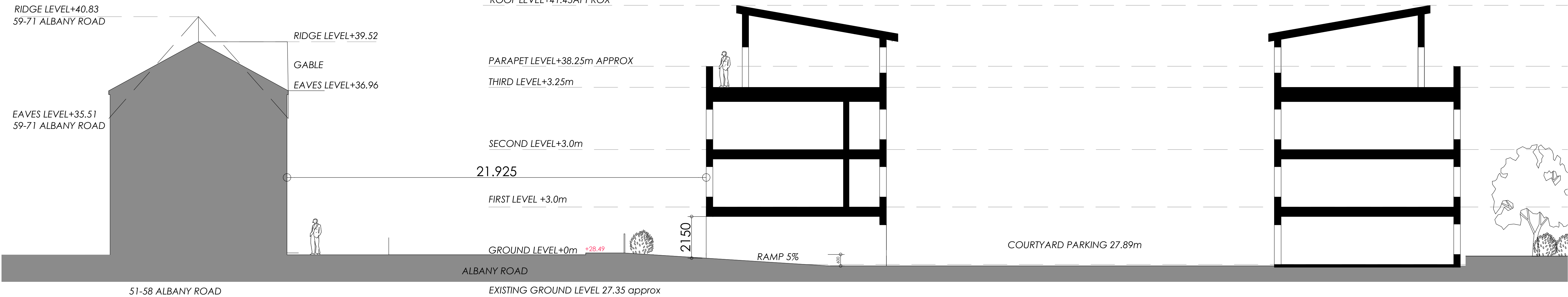
Contract
PROPOSED APARTMENT DEVELOPMENT
ALBANY ROAD CHORLTON

Sheet Title
PROPOSED ELEVATIONS

Client
BOWSALL
Scale
1:100@A1
Date
2610.22
Drawn By
JDW
Checked By
Drawing Number
2210 - P- 07B



ALBANY ROAD STREET SCENE



SECTION



SIDE ELEVATION



Contract	
PROPOSED APARTMENT DEVELOPMENT ALBANY ROAD CHORLTON	
Sheet Title	
PROPOSED STREET SCENE AND SECTION	
Client	
BOWSALL	
Scale	Date
1:100@A1	2610.22
Drawn By	Checked By
JDW	
Drawing Number	
2210 - P- 08 B	



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SITE AREA
GROSS- 2000sqm - 0.20 Hectares 0.49 Acres

MIX
21 x 1B2P @ 50%
19 x 2B3P @ 50%
40 No TOTAL

SCHEDULE

12No x 1B2P - 538 sqft - 50.0 sqm
01No x 1B2P - 523 sqft - 51.7 sqm
08No x 1B2P - 538 sqft - 53.0 sqm
21No x 1bed

06 No x 2B3P - 656 sqft - 61.4 sqm
12No x 2B3P - 656 sqft - 61.7 sqm
01No x 2B3P - 700 sqft - 65.0 sqm
19No x 2 bed

40No Total
Total - 24213 sqft -2249.5 sqm

GIFA

GROUND	786 sqm
FIRST	799 sqm
SECOND	799 sqm
THIRD	608 sqm
TOTAL GIFA	2992 sqm

NET AREAS

flats	2249.5sqm
circulation/ stores	422.2 sqm@14.5%
ancillary/ refuse	87 sqm
TOTAL NIA	2758.7 sqm

PARKING SCHEDULE

1B2P @ 50%	10
2b3p @ 50%	10
TOTAL	20 No spaces @50%



Contract
**PROPOSED APARTMENT DEVELOPMENT
ALBANY ROAD CHORLTON**

Sheet Title
SITE LAYOUT- APPRAISAL

Client
BOWSALL

Scale
1:250@A2

Date
08.08.22

Drawn By
JDW

Checked By

Drawing Number
2210- P- 01D



Drawing Number
2210 - P- 02C

FIRST FLOOR

3No x 1B2P - 538 sqft - 50.0 sqm

2No x 1B2P - 570 sqft - 53.0 sqm

2No x 2B3P - 664 sqft - 61.4 sqm

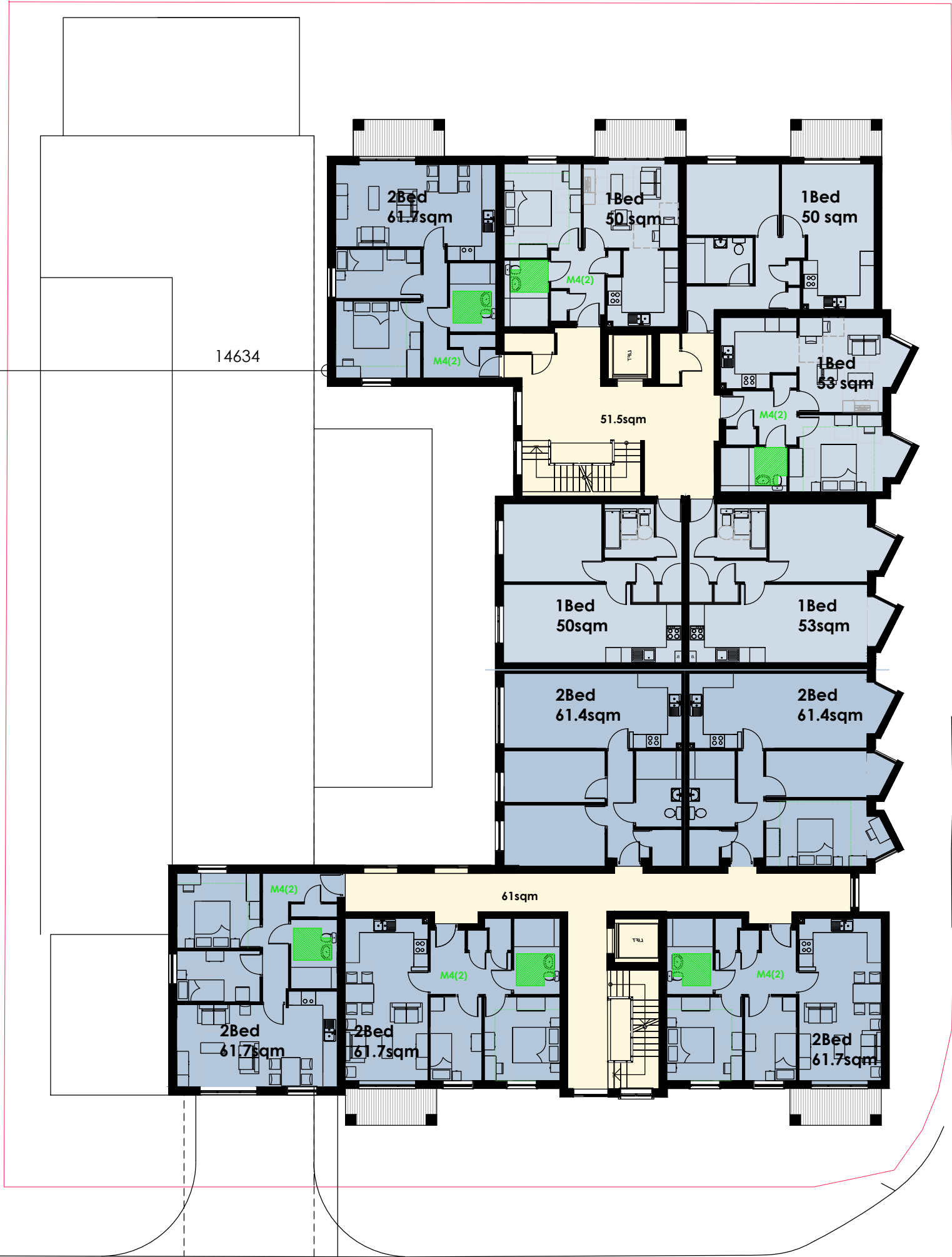
4No x 2B3P - 664 sqft - 61.7 sqm

11No Total

GIFA - 799 sqm @78.2% net to gross

Circulation 112.5 sqm

excluding balconies



WATKISS DAWSON & WARD
Office 4 Civic Centre, Stourport on Severn DY13 8UJ
T: 01952 289076 M: 01952 289076
E: jeremy@wdward.co.uk W: www.wdwa.co.uk

Contract

PROPOSED APARTMENT DEVELOPMENT
ALBANY ROAD CHORLTON

Sheet Title

FIRST FLOOR PLAN - LEVEL 2

Client

BOWSALL

Scale

1:200@A2

Date

08.08.22

Drawn By

JDW

Checked By

Drawing Number

2210-P-03D

SECOND FLOOR

3No x 1B2P - 538 sqft - 50.0 sqm

2No x 1B2P - 570 sqft - 53.0 sqm

2No x 2B3P - 664 sqft - 61.4 sqm

4No x 2B3P - 664 sqft - 61.7 sqm

11No Total

GIFA - 799 sqm @78.2% net to gross

Circulation 112.5 sqm

excluding balconies



5 No 1B2P
6 No 2b3p
11 No FLATS



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Office 4 Civic Centre, Stourport on Severn DY13 8UJ
T: 01952 289076 M: 01952 289076
E: jeremy@wdward.co.uk W: www.wdwa.co.uk

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PROPOSED APARTMENT DEVELOPMENT
ALBANY ROAD CHORLTON

Sheet Title

SECOND FLOOR PLAN - LEVEL 3

Client

BOWSALL

Scale

1:200@A2

Date

08.08.22

Drawn By

JDW

Checked By

Drawing Number

2210-P-04D

THIRD FLOOR

- 3No x 1B2P - 538 sqft - 50.0 sqm
- 1No x 1B2P - 523 sqft - 51.7 sqm
- 2No x 1B2P - 570 sqft - 53.0 sqm
- 2No x 2B3P - 656 sqft - 61.0 sqm
- 1No x 2B3P - 700 sqft - 65.0 sqm

09No Total

GIFA - 608 sqm @81.3 % net to gross

Circulation 75 sqm

excluding balconies



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T: 01952 289076 M: 01952 289076
E: jeremy@wdward.co.uk W: www.wdwa.co.uk

Contract

PROPOSED APARTMENT DEVELOPMENT
ALBANY ROAD CHORLTON

Sheet Title

THIRD FLOOR PLAN - LEVEL 4

Client

BOWSALL

Scale

1:200@A2

Date

08.08.22

Drawn By

JDW

Checked By

Drawing Number

2210- P-05 D

Appendix 5



Leaflet Delivery Area



Appendix 6



[Frequently Asked Questions Sheet](#)[View Leaflet](#)[View Proposed Plans](#)

HOW TO COMMENT

By email (preferred):

hello@houriganplanning.com using "Albany Road Consultation" as the email subject line.

By Post:

Albany Road Consultation,
C/O Hourigan Planning,
10th Floor, Chancery Place,
50 Brown Street, Manchester, M2 2JG

LAND AT AUTOMETERS SYSTEMS LTD, 4B ALBANY ROAD, CHORLTON, MANCHESTER, M21 0AW (CONSULTATION CLOSED)

Feb 20, 2023

Following positive pre-application discussions with Planning Officers of Manchester City Council, Hourigan Planning (Chartered Town Planners) is preparing a full planning application on behalf of joint applicants Bowsall Developments Ltd and MSV Housing for a proposed residential scheme on land at Autometers Systems Ltd, 4B Albany Road, Chorlton, Manchester Road, M21 0AW.

The proposals include the demolition of the existing, under-used commercial building and the redevelopment of the land for the delivery of 40 no. new apartments.

We are now undertaking consultation on the emerging draft proposals so that the local community has an opportunity to engage in the process prior to a formal planning application being submitted.

All comments received will be used to inform and refine the planning application before it is submitted to Manchester City Council.

When the planning application has been submitted, the Council will notify surrounding residents as part of their own statutory consultation process. Residents will then have a further opportunity to submit comments on the proposals directly to the Council.

Please see further information on the proposed residential scheme using the consultation material provided on this page.

Please note the consultation period has been extended until midnight 12th March 2023.