

Variation Request to Condition 29

Former Manchester College (Moston Campus)

Variation Request to Condition 29

Application number: 128835/FO/2020

Proposal: Erection of 50, two storey dwellinghouses and erection of three storey apartment building to form 10 apartments with associated car parking, boundary treatment and other associated works following demolition of existing college building

Location: Former Manchester College (Moston Campus), Ashley Lane, Manchester, M9 4WU

Date of application: 4 December 2020

Date of consent: 28 May 2021

Introduction

This document requests permission from Manchester City Council to amend the wording of Condition 29 in relation to the planning application for the former Manchester College Moston Campus site (ref: 128835/FO/2020) and subsequent variation of condition application (ref: 134579/JO/2022).

The current Condition 29 wording is:

“29) Prior to the first occupation of the development, details and specification of 7 kw electric car charging points for each dwellinghouse and apartment car parking space shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented and be in place prior to the first occupation of the development and thereafter retained and maintained in situ.

Reason - In the interest of air quality pursuant to policies SP1 and EN16 of the Manchester Core Strategy (2012).”

The amended wording requested is:

“29) Prior to the first occupation of the development, details and specification of 7 kw electric car charging points for each dwellinghouse and **2no.** apartment car parking spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented and be in place prior to the first occupation of the development and thereafter retained and maintained in situ.

Reason - In the interest of air quality pursuant to policies SP1 and EN16 of the Manchester Core Strategy (2012).”

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Reasons

This variation of condition is requested for the following reasons:

1. Clarification of Condition 29

Prior to recent conversations with MCC, the applicant and design team have interpreted the wording of Condition 29 as “details and specification of 7 kw electric car charging point”, i.e. a data sheet and location plan, is required to discharge the condition and that the provision and location of Electric Vehicle Charging bays should be in accordance with the Design and Access Statement section 5.08 (refer to following section for details).

The construction contract has been procured in accordance with the requirements of section 5.08 in the DAS; the provision of 1no. EVC bay to all dwellinghouses and 2no. for the apartment building is therefore consider to comply with the requirements of the planning consent.

2. Compliance with Condition 2

“2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings

T8136D0001 Rev P3, T8136D0002 Rev P8, T8136D1100 Rev P4, T8136D1101 Rev P3, T8136D1102 Rev P3, T8136D1103 Rev P3, T8136D1250 Rev P3, T8136D2100 Rev P3, T8136D3100 Rev P3, T8136D4100 Rev P3, T8136D5100 Rev P3 and T8136D5101 Rev P3 stamped as received by the City Council, as Local Planning Authority, on the 4 December 2020

101 Rev B stamped as received by the City Council, as Local Planning Authority, on the 11 December 2020

T8136D0010 Rev P3, T8136D0030 Rev P5, T8136D0040 Rev P5, T8136D0045 Rev P4, T8136D0050 Rev P4, T8136D0051 Rev P4, T8136D1150 Rev P5, T8136D1151 Rev P4, T8136D1200 Rev P4, T8136D1261 Rev P3, T8136D2150 Rev P4, T8136D2151 Rev P4, T8136D2160 Rev P3, T8136D3150 Rev P4, T8136D3151 Rev P4, T8136D4150 Rev P4, T8136D4151 Rev P4, T8136D5150 Rev P4, T8136D5151 Rev P4, T8136VS0001 Rev P2, T8136VS0002 Rev P2, T8136VS0003 Rev P2 and T8136VS0004 Rev P2 stamped as received by the City Council, as Local Planning Authority, on the 25 May 2021

Supporting information

Design and Access Statement; Air Quality Assessment; Broadband Capability Assessment; Crime Impact Statement; Energy Statement; External Lighting Statement; Phase 1 Preliminary Risk Assessment; Ventilation, Extraction and Odour Statement; Noise Impact Assessment; Arboricultural Impact Assessment; Preliminary Ecological Appraisal; Bat Nocturnal Surveys; Flood Risk Assessment and Drainage Strategy; Phase 2 Ground Investigation; Waste Management Proforma; Transport Statement; Interim Travel Plan stamped as received by the City Council, as Local Planning Authority, on the 4 December 2020

Planning Policy Compliance Statement stamped as received by the City Council, as Local Planning Authority on 11 December 2020

Drainage details and drawing 074747-CUR-00-XX-DR-C-92003 REV P02 stamped as received by the City Council, as Local Planning Authority, on the 12 February 2021

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.”

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None of the consented drawings referenced in Condition 2 explicitly state or illustrate how many Electric Vehicle Charging (EVC) parking bays will be provided as part of the development.

As none of the drawings identify the number of EVC bays to be provided, the supporting information in Condition 2 takes precedence. The Design and Access Statement is referenced in the Supporting Information for Condition 2. Paragraph 5.08 in the Design and Access Statement states:

“All semi-detached and detached dwellings are provided with a dedicated Electric Vehicle Charging point (EVC). An EVC point is also provided to 2no. parking bays for the apartment building (including the accessible bay), equating to 20% of the total number of parking bays. All other parking bays will be cable enabled for future EVC provision.”

3. Compliance with Condition Reason

The Reason for Condition 29 is

“Reason - In the interest of air quality pursuant to policies SP1 and EN16 of the Manchester Core Strategy (2012).”

Policy EN 16 states that

“The Council will seek to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester’s principal traffic routes and at Manchester Airport. Developers will be expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself, including from Combined Heat and Power and biomass plant. When assessing the appropriateness of locations for new development the Council will consider the impacts on air quality, alongside other plan objectives. This includes cumulative impacts, particularly in Air Quality Management Areas.”

Provision of 1no. EVC point to each dwellinghouses and to 2no. (20%) of the apartment building parking spaces will provide a significant reduction of local emissions, with a combined total of 86% of all parking spaces provided on the site equipped with an EVC point. This is a very positive offering for this development and compliant with the aspirations of Planning Policy SP1 and EN 16.

4. Future Proof Construction

Paragraph 5.08 in the Design and Access Statement states:

“All semi-detached and detached dwellings are provided with a dedicated Electric Vehicle Charging point (EVC). An EVC point is also provided to 2no. parking bays for the apartment building (including the accessible bay), equating to 20% of the total number of parking bays. All other parking bays will be cable enabled for future EVC provision.”

In accordance with the section 5.08 of the Design & Access Statement, “All other parking bays will be cable enabled for future EVC provision.” The substation has been designed with sufficient capacity to accommodate future EVC bays and all non EVC bays will be cable enabled such that an EVC point could be installed with minimal invasive works, to suit any future demand.

End of document.

Former Manchester College (Moston)

tp bennett

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Revisions

Revision	Date	Initials	Details	Checked / date
P1	09/06/2023	JBT	Issued for comment	AJL / 09/06/2023