

MADDOX PLANNING

LONDON & MANCHESTER
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Manchester City Council
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Manchester
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Emailed to: Steve McCoombe

02/05/2023

Carmoor Road, Manchester: PBSA redevelopment
Planning application ref: 135576/FO/2022 supplementary submissions to address design and highways matters

Dear Steve,

On behalf of Tiger Developments Limited, we are pleased to enclose supplementary documentation in respect of the proposed PBSA development at Carmoor Road, Manchester, M13 0FB.

The proposed development has undergone significant design changes to meet with aspirations of officers, including the design team at the Council, and to ensure that it sets a high-bar benchmark for future development and regeneration in Ardwick.

Following a number of meetings and discussions with officers of the Council, the applicant has revised its proposal with the objective of addressing detailed design comments regarding the building appearance, and the quantum of cycle storage provision.

The revised design responds directly to the detailed comments received regarding facade design and the composition of materials. The wholesale reworking of the design is the result of close attention being paid to the modelling and craft of the façades and:

- achieves a simply, more fluid appearance;
- presents a greater sense of depth, including through deeper window reveals;
- delivers greater expression of floor zones horizontally;
- responds to a desire to see a reduction in louvres and metalwork;
- incorporates a reworked ventilation strategy; and
- increases significantly the potential provision of cycle parking spaces.

The following revised and supplementary drawings and documentation re submitted for consideration:

- Plans and drawings, Lechler Hayes, April 2023
 - Proposed Site Plan (ref: 2205-LHA-10-ZZ-DR-A-PL-003_P02)
 - Proposed Ground Floor Plan (ref: 2205-LHA-20-00-DR-A-PL-010_P02)
 - Proposed Level 01 Plan (ref: 2205-LHA-20-01-DR-A-PL-011_P02)
 - Proposed Level 02 Plan (ref: 2205-LHA-20-02-DR-A-PL-012_P02)
 - Proposed Level 03 Plan (ref: 2205-LHA-20-03-DR-A-PL-013_P02)
 - Proposed Level 04 Plan (ref: 2205-LHA-20-04-DR-A-PL-014_P02)
 - Proposed Level 05 Plan (ref: 2205-LHA-20-05-DR-A-PL-015_P02)
 - Proposed Roof Plan (ref: 2205-LHA-20-RF-DR-A-PL-016_P02)
 - North East & South West Elevations (ref: 2205-LHA-20-ZZ-DR-A-PL-020_P02)
 - North West & South East Elevations (ref: 2205-LHA-20-ZZ-DR-A-PL-021_P02)
 - Courtyard Elevations (ref: 2205-LHA-20-ZZ-DR-A-PL-022_P02)
 - Proposed Site Sections 01 (ref: 2205-LHA-20-ZZ-DR-A-PL-030_P02)
 - Proposed Site Sections 02 (ref: 2205-LHA-20-ZZ-DR-A-PL-031_P02)
 - Typical Facade Bay Study 01 (ref: 2205-LHA-21-ZZ-DR-A-PL-040_P02)
 - Typical Facade Bay Study 02 (ref: 2205-LHA-21-ZZ-DR-A-PL-041_P02)
 - Typical Facade Bay Study 03 (ref: 2205-LHA-21-ZZ-DR-A-PL-042_P02)
- Design and Access Statement Addendum (ref: 2205-LHA-XX-XX-RP-A-PL-002_P03), Lechler Hayes, April 2023
- Landscape Proposals (ref: 4260 501E), TPM Landscape, April 2023
- Landscape Layout (ref: 4260 101F), TPM Landscape, April 2023
- Framework Travel Plan Addendum (ref: VN201675), Vectos, April 2023

Further to discussions between the environmental health officer and acoustic consultant to the applicant, it is considered that no further noise surveys are required subject to any planning permission being subject to a pre-occupation condition verifying internal bedroom noise levels.

We look forward to receipt of a draft schedule of conditions for review and agreement at your earliest opportunity.

Thank you in advance for your consideration. We look forward to hearing from you.

Yours faithfully,

Madeleine McCoy
Planner

cc Des Jones
