

WILES & MAGUIRE

RESPONSE TO INCOMPLETE APPLICATION LETTER – 18 NOVEMBER

Application number: 135440/FO/2022

Proposal: Creation of holiday accommodation (Use Class C3) and external alterations to existing building including new rear wheelchair access door, alterations to boundary treatment, replacement and installation of new windows, new rainwater pipe and remodelling of part of existing roof.

Location: 41 Liverpool Road, Manchester, M3 4NQ

QUESTIONS IN THE LETTER

Question 1)

Please could you provide more detail on the proposed use within the design and access statement. This should include:

- How many units of holiday accommodation are provided or clarification that the property would be let as one single unit.
- Details of vehicular and pedestrian access points details of proposed vehicle parking (if any is proposed) (including disabled car parking spaces and electric charging points).
- Details of space and facilities (i.e., location and number of spaces) for any secure cycle parking to be provided.
- Details on how the short term lets will be managed.

RESPONSE

A revised Design and Access statement (rev:P1) and a new drawing STAT 4335 is enclosed. The following summary is of what has been revised:

- How many units of holiday accommodation are provided or clarification that the property would be let as one single unit.**
- Details on how the short term lets will be managed.**

Set up in 1965 the Landmark Trust are both a conservation charity and a commercial holiday company renting out the cottages they restore. They have around 200 properties **available to book only through their own website** (www.landmarktrust.org.uk). They were recently voted the best company to rent a cottage from in the UK in a Which magazine poll.

The property will always be let as **one single unit** and the usual time slot is for a weekend or 5 days midweek. The booking process provides the visitor with detailed instructions of how to find and access the property. When staying at the property there will be written instructions about how access the bins and deal with waste and re-cycling generally.

Each property has a designated housekeeper who will clean and prepare the property for each letting. The applicant has a great deal of experience on managing holiday properties and has standing contracts in place across the region for waste collection and laundry. There is a service yard at the rear of the property which can be accessed independently by service providers without disturbing the visitor letting.

- Details of vehicular and pedestrian access points details of proposed vehicle parking (if any is proposed) (including disabled car parking spaces and electric charging points).**

There is no vehicle parking proposed with the development. The site has a tiny external yard area with a tapering side which makes it too small for a vehicle without overhanging the pavement. Visitors to the building will be encouraged to use public transport.

There are two pedestrian access points to the site: The front door and the rear yard.

- Details of space and facilities (i.e., location and number of spaces) for any secure cycle parking to be provided.**

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We include 2no 'Sheffield' type galvanised hoop cycle racks located in the rear yard of the property. These would be sufficient for a minimum of 4no adult cycles. Please see drawing STAT 4335

Question 2)

Please provide details of how and where refuse is to be stored within the building and how the refuse is to be collected. Please provide a scaled plan of the building showing these refuse storage and collection areas and provide information on the number of bins proposed, the size of the bins, the frequency of collection and details regarding who will collect the refuse. Please note that separate containers for recycling should be used and you should provide details on these. You will also need to fill in and submit the proforma in Appendix E of the City Council's Waste Storage and Collection Guidance for New Developments, If the proposed waste management strategy is as existing, please confirm the existing waste management details (Core Strategy Policy EN19).

RESPONSE

A completed Waste Management Strategy and a new drawing STAT 4335 is enclosed. The following summary is of what is stated:

The applicant has a great deal of experience on managing holiday properties and **has standing commercial contracts in place across the region for waste collection**. There is a service yard at the rear of the property which can be accessed independently by service providers without disturbing the visitor letting.

We are proposing that there will be 3no wheelie bins for general waste, pulp-able waste and mixed recycling. The usual time slot is for a weekend or 5 days midweek and visitors are encouraged to take their waste out to the bins as it accumulates rather than hold it in the building. Each property has a designated housekeeper who will clean and prepare the property for each letting and clear any waste that has not been dealt with.

Question 3)

An acoustic assessment would required for this change of use, which provides details of the existing noise levels in the area including levels during daytime, night time and weekends along with an indication of noise levels that you propose to achieve within the accommodation. External heat pumps are proposed as part of the scheme heat pumps, please provide regarding the noise output from any external equipment and any acoustic attenuation measures you are proposing to install to limit the breakout of noise from the units.

RESPONSE

An acoustic survey and assessment has been commissioned from AEI acoustics of Wakefield and recording commenced on Friday 25th November. An initial statement is provided here and this will be expanded as the survey information is received and processed.

Question 4)

Please provide any details showing the routes of any cabling, pipe work etc associated with the heat pumps and their relationship to the listed building. It would also be useful to have a proposed section of the heat pumps to show their relationship with the building as well as a section of the proposed boundary treatment.

RESPONSE

A new drawing STAT 4335 is enclosed. The following summary is of what is stated:

The cellars of the building are already full of data and power cabling, some of this uses existing ducting that links the external yard areas to the cellars. All of this cabling is now

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redundant and this will give us the opportunity to use those same ducts to get the flow and return piping for the heat pumps into the cellars.

Within the cellars the removal of the redundant existing large bore heating pipes provides openings to feed the heating flow and return pipes to the cellar area that sits under the chain of old half landing bathrooms that sit to the east of the staircase. In that location a vertical rise can be created to serve the building and this will be hidden as all of those spaces are not accessible by the public.