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Jennifer Connor
Planning Department
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M2 5DB

15th June 2022

CJ/LF – 20/270
BY EMAIL

Dear Jennifer,

**PLANNING REF. 132708/FO/2022. CAR PARK TO REAR OF CHORLTON IRISH CLUB
NOTIFICATION OF REVISED APPLICATION SUBMISSION PACKAGE.**

I write on behalf of my client, Southway Housing Trust, to submit a revised package of plans in support of planning application ref. 132708/FO/2022. The description of development for this planning application is the 'Erection of a part three, part four storey development to provide 29 (10 x one & 18 x two bed) residential units with associated vehicular and cycle parking, refuse store and landscaping'.

Following additional consultation with the local community (led by engagement consultants, UK Networks) and technical consultees including United Utilities, the scope of the planning application has been amended, which is explained in further detail below.

As a result of the changes proposed, we request that the description of development is revised as follows - 'Erection of a part three, part four storey development to provide 29 (10 x one bed, 18 x two bed and 1 x studio) residential units with associated vehicular and cycle parking, refuse store and landscaping'.

a. Scope of amendments

The following changes have been made to the scheme and are reflected in the revised application package submitted to the Council:

Alteration of the Cross Road elevation

The building now presents a stepped down elevation to Cross Road which lowers the impact on the street scene and the houses opposite. As a result of this, the roof storey is also stepped back further which in turn will positively reduce impact on the street scene. The elevation itself presents a narrower parallel frontage to Cross Road and curves away towards Beech Road park, which opens up views for pedestrians and residents. The form of the elevation is now much softer and features textured contrasting brickwork, as inspired by the existing properties on Cross Road.

Inclusion of a delivery bay

In addition to the 29 x car parking bays provided for residents, a delivery bay has been created on site to allow delivery vehicles to park and make deliveries to future residents. The bay can also be used by any maintenance vehicles required to visit the site. This will avoid any unnecessary parking on Cross Road.

Changes to the mix of apartments

Due to the changes to the Cross Road elevation, the mix of apartments has had to change, and now includes one studio apartment, and one less two-bedroom property. As the balance of apartments still weighs heavily in favour of two-bedroom apartments, we consider this mix is still acceptable.

b. Reasons for the changes

Following submission of the planning application in January 2022, Southway Housing received consultation feedback from local residents and elected members where it was made clear that whilst they supported the principle of the residential development of the site, they had concerns regarding the design of the Cross Road elevation, in particular, its overall height and perceived sense of overbearing onto the street scene. To discuss these concerns in further detail, the project team held two meetings, as follows:

- 9th March – virtual meeting with interested local residents and Chorlton and Chorlton Park elected members.
- 17th March – follow up virtual meeting with Chorlton and Chorlton Park elected members.

At the same time as the project team were considering local resident feedback, statutory consultee feedback received from United Utilities confirmed that a mains sewer was located within the red line boundary of the site, in a position not previously anticipated, and a build over agreement would not be possible.

Taking the above into consideration, since March 2022 the project team have sought to consider how to redesign the scheme to respond to the concerns of residents and statutory consultees, whilst still delivering 29 much needed affordable apartments in Chorlton. The project team have worked tirelessly to develop this revised scheme which is submitted today, and which we consider addresses the concerns raised during the determination period.

c. Technical Reports

To accompany the revised drawing package, a number of technical reports have been updated, as follows:

- **Noise Impact Assessment** – to consider the repositioning of the building. No implications have been identified resulting from the changes.
- **Transport Statement** – to take into account the repositioning of the building. No implications have been identified and we can confirm that the newly proposed delivery bay has been tracked.
- **Heritage Statement** – to consider the revised design to the Cross Road elevation. The proposals are still considered to comply with the tests outlined in NPPF Para. 203 and Manchester's Core Strategy (2012), Policy EN3.
- **Drainage Strategy** – provides an updated drainage strategy layout within the appendix.
- **Arboricultural Statement** – provides a revised tree protection plan within the appendix.

- **Environmental Standards Statement** – considers the revised layout. The report utilises the previous preliminary SAP calculations however these will be updated in due course.
- **Daylight & Sunlight Assessment** - the changes in massing have resulted daylight & sunlight impacts that are closely comparable to those of the former massing. The conclusion to be drawn from this is that the revised massing of the Proposed Development will, like the previous proposal, have a non-significant impact on the daylight and sunlight amenity of the windows and rooms of neighbouring receptors. The Proposed Development would also have a non-significant impact on all external amenity spaces appraised, bar the front garden of 12 Thornbridge Avenue. This front garden, which is not the primary external amenity space of the house, will not achieve the BRE Time in Sun target. The impact is, however, no different to that of the prior massing appraised.

We have not updated the following reports:

- **Air Quality Assessment** – the changes to the scheme will not affect the conclusions of this report.
- **Tree Survey Plan** -this provides a survey of the existing trees on site so is unaffected by updates to the scheme.
- **Crime Impact Statement** – there has been no changes to the general layout which would give GMP reason to comment. This revised scheme is unlikely to attract new comments from Greater Manchester Police that weren't previously provided, however they will have the opportunity to provide comments during the formal 21 day re-consultation period.
- **Phase I Preliminary Risk Assessment** – the changes to the scheme do not affect the conclusions of this report.
- **Phase II Ground Investigation Report** – the changes to the scheme do not affect the conclusions of this report.
- **Planning Statement** – this cover letter acts as an addendum to the planning statement.
- **Statement of Community Involvement** – it is not considered necessary to provide an updated document however this cover letter does provide an update on the additional consultation that has been carried out.

d. Revised submission package

The revised drawing package submitted is as follows:

- (PL)001 REV B Proposed site plan
- (PL)002 REV B Proposed plans 01
- (PL)003 REV B Proposed plans 02
- (PL)004 REV B Proposed elevations 01
- (PL)005 REV B Proposed elevations 02
- 220505 - Cross Road - Design Comparison
- (PL)006 Proposed section AA
- Cross Road 2 - View 01 - Nau Studio - FINAL June 2022
- Cross Road 2 - View 02 - Nau Studio - FINAL June 2022

- 227-LYR-XX-ZZ-DWG-L-1001-Landscape GA
- 227-LYR-XX-ZZ-DWG-L-2001-Softworks
- 227-LYR-XX-ZZ-DWG-L-3001-Illustrative Sections
- 227-LYR-XX-ZZ-RPT-L-0003 Landscape Chapter
- Cross Road - Design and Access Statement REV A- 220504

e. Further consultation

Following the submission of this revised application package, UK Networks have issued a letter to residents who have expressed an interest in keeping updated about the plans via email/post. The letter has also been issued to the elected ward members of Chorlton and Chorlton Park.

The consultation website has also been updated with the revised plans, which can be found here: <https://www.crossroadconsultation.co.uk/>

f. Summary

I trust that the enclosed application package is clear and that the new plans and reports will be uploaded to MCC's planning portal shortly, following which the 21-day formal re-consultation can occur. Going forward, should you have any queries about the application, please don't hesitate to contact me via email (lfurber@iceniprojects.com) or mobile (07825517718).

Yours sincerely,



Lucy Furber
SENIOR PLANNER