

FAO Jennifer Atkinson
Manchester City Council
Planning Department
Town Hall
Albert Square
Manchester
M60 2LA

Our Ref: 0009/AR/GB
Your Ref: PP-11285789

Date: 1st June 2022

Dear Jennifer,

APPLICATION FOR TEMPORARY PLANNING PERMISSION – COLLYHURST VILLAGE MARKETING SUITE

Asteer Planning has been instructed to submit an application for temporary planning permission on behalf of our client Far East Consortium International Limited ("FEC") on land to the south of Marston Street, Manchester ("the site"). The description of development is as follows:

"Application for temporary planning permission for the erection of a marketing suite, car parking, landscaping, drainage infrastructure and other associated works."

The application has been submitted via the Planning Portal (PP-11285789) and the requisite fee of £956.20 (inclusive of the Planning Portal's administration fee) has been paid.

The proposals are minor in nature, comprising the delivery of a modern, high-quality marketing suite in an accessible location. Although planning permission is sought for a temporary period of two years, the proposed location and design of the marketing suite has been carefully considered, as detailed further below.

Overall, the proposed development is essential to assist in the marketing and delivery of a high-quality residential-led development as part of the Collyhurst Village phase of Victoria North ("formerly known as the Northern Gateway"), which was approved under planning permission 129393/VO/2021 in June 2021.

Supporting Information

This application for planning permission comprises the following suite of application plans and documents:

- This Supporting Planning Letter prepared by Asteer Planning;
- Completed application forms and ownership certificate;

- Site Location Plan prepared by Buttress (Drawing no. 8871-BA-PD-00-DR-A- (04)091-PL2);
- Proposed Site Plan prepared by Buttress (Drawing no. 8871-BA-PD-00-DR-A- (04)090-PL3);
- Proposed GA Plan (Drawing number: 00-01 Rev A);
- Proposed Ground Floor prepared by Focus (Drawing no. 2007-445c-No.3a - A011 Rev C3);
- Proposed Elevations prepared by Focus (Drawing nos. 2007-445c-No.3a - A101 Rev C3 and 2007-445c-No.3a - A102 Rev C3);
- Proposed Roof Plan (Drawing no. 2007-445b-No.3a - A013 Rev D1);
- Proposed Landscaping Plan prepared by Exterior Architecture (Drawing no. 1994-EXA-00-GF-DR-L-111 Rev P03);
- Drainage General Arrangement Plan prepared by Civic Engineers (Drawing no. 1226-08-CIV-XX-XX-D-D-30001 Rev P04);
- Access Drawing prepared by Civic Engineers (Drawing no. 1226-08-CIV-XX-XX-D-H-40001 Rev P04);
- Foundation to Marketing Suite prepared by Civic Engineers (Drawing no. 1226-08-CIV-XX-ZZ-SK-S-0001 Rev P01);
- Foundations to Marketing Suite – Sections prepared by Civic Engineers (Drawing no. 1226-08-CIV-XX-ZZ-SK-S-0002 Rev P01);
- Construction Environmental Management Plan prepared by Civic Engineers;
- Planning Design Note – Energy Efficient Design prepared by Watt Energy;
- Transport Note prepared by Civic Engineers;
- Archaeological Letter prepared by Salford Archaeology;
- Ecology Letter prepared by TEP;
- Drainage Note prepared by Civic Engineers; and,
- Waste Proforma.

Background

In February 2021, full planning permission was granted for enabling works at the wider Collyhurst Village site comprising the erection of site hoardings, removal of existing trees, site clearance, cut and fill excavation, remediation works and other associated ground works (LPA reference: 128788/FO/2020). The enabling works have now taken place and the site has been cleared ready for development to commence.

Following the grant of planning permission for the enabling works, full planning permission was granted in June 2021 for the following development on Land Bound By Rochdale Road, Shellard Road, Harrowby Drive, Johnny King Close, Thornton Street North, Stretton Close & Marston Street, Manchester (LPA reference: 129393/VO/2021):

“City Council Development for the erection of 168, three and four storey dwellinghouses (Use Class C3a) and two, five and six storey apartment buildings to form 76 residential apartments (Use Class C3a) with associated ground floor flexible commercial unit (162 sqm) (Use Class E); and the creation of a new public park; all with associated car and parking, refuse storage, landscaping, public realm and other associated works and infrastructure following demolition of 29 existing residential dwellinghouses, the Collyhurst Village Store and associated car parking.”

An application under Section 96A of the Town and Country Planning Act 1990 was subsequently submitted to make a non-material amendment to planning permission 129393/VO/2021 to allow the reconfiguration of road widths, landscaping scheme and repositioning of Plot D (LPA reference: 131906/NMC/2021). The non-material amendment application was approved in December 2021.

The site that is the subject of this planning application is located within Plot D of the Collyhurst Village development. For illustrative purposes only, a drawing has been prepared to show the location of the application site within the wider Collyhurst Village development (Drawing no. 8871-BA-MP-00-DR-A- (04)725-P2). The drawing is enclosed at **Appendix 1**.

The Site

The site extends to 0.156ha and currently comprises development land to the south of Marston Street.

As stated above, the site is located within Plot D of the approved Collyhurst Village development. The marketing suite will be situated on the site of the 2no. bed back-to-back units adjacent to Marston Street, which were granted approval under planning permission 129393/VO/2021.

Vehicular and pedestrian access to the site is obtained via Marston Street.

Proposed Development

The proposed marketing suite will act as a key tool for the marketing and sale of new homes, generating interest in the Collyhurst Village development and creating an important hub on site for visitors. Therefore, the proposed marketing suite is essential to raise awareness of the approved Collyhurst Village development and to ensure its successful delivery, which will in turn contribute positively towards the regeneration of Collyhurst and the wider Victoria North regeneration area.

It is expected that the proposed marketing suite will operate for a period of two years, during which time it will act as the marketing suite for the entire Collyhurst Village development. Once the marketing suite is no longer needed, the 2no. back to back units, on which it will be sited, will be delivered.

The marketing suite will operate during the following hours and the majority of viewings will be by appointment:

- Monday to Wednesday: 10am – 6pm
- Thursday to Friday: 11am – 7pm
- Saturday to Sunday: 10am – 4pm

External

Scale and Design

The proposed marketing suite will comprise a single-storey modular building, which will be pre-fabricated off-site. The marketing suite will be 3m tall and have a gross internal area of 67.6sqm.

The marketing suite will be of a high quality and modern appearance, as illustrated on the submitted elevational drawings (Drawing nos. 2007-445c-No.3a - A101 Rev C3 and 2007-445c-No.3a - A102 Rev C3).

Access and Parking

The site will be accessed from Marston Street to the north via Rochdale Road, as illustrated on the submitted access drawing prepared by Civic Engineers (Drawing no. 1226-08-CIV-XX-XX-D-H-40001 Rev P02).

A total of 10no. car parking spaces, including 1no. disabled parking space, is proposed as part of the development. 9no. car parking spaces will be located in the western area of the site. 1no. disabled car parking space will be located nearest to the proposed marketing suite.

The proposed development will also include cycle parking comprising 2no. cycle spaces along the boundary of the marketing suite. The cycle stand will be a Sheffield stand, which will be accessible and easy to use.

The site is well located in terms of public transport. The nearest bus stops are adjacent to the site on Rochdale Road. The closest Metrolink stop to the site is Monsall, which is located approximately 700m to the north-east of the site. The nearest train station to the development is Manchester Victoria Station located approximately 2km to the south-west of the site. The station can be reached on foot in approximately 30 minutes, by bike in around 10 minutes, or by bus in about 15 minutes.

Vehicles will be able to turn into Marston Street by a left turn and right turn using the existing road layout on Rochdale Road. Vehicles will be able to use the turning head to the east of the site on Marston Street when the car park is unavailable.

Utilities, Services and Waste

Refuse will be stored to the south of the proposed marketing suite, sheltered from view of Marston Street and Rochdale Road, with suitable provision for all bins. The bins will be moved to Marston Street on collection day by the facility staff. The facility staff will ensure that all containers are returned to the refuse store.

Emergency vehicles, refuse vehicles and delivery vehicles will also use Marston Street. The vehicle movements are shown on the 'Vehicle Tracking And Visibility Splay Right And Left Turn In And Out' drawing prepared by Civic Engineers (Drawing no. 1226-08-CIV-XX-XX-D-H-4001 Rev P01) and appended to the submitted Transport Note. Private refuse collection will be arranged by FEC.

A Waste Proforma has been completed and is submitted alongside this application.

Landscaping and Ecology

A Landscape General Arrangement Plan (Drawing no. 1994-EXA-00-GF-DR-L-111 Rev P03) has been prepared by Exterior Architecture and shows the hard and soft landscaping proposed for the site, in addition to the architectural furniture, such as the proposed railing.

A lawned area, comprising hardwearing turf, is proposed around the marketing suite, with ornamental planting lining the proposed walkway. The marketing suite will be screened from Marston Street by further ornamental planting, in addition to hedge planting which will extend to 1m in height.

Regarding ecology, a letter has been prepared by TEP, which confirms that the application site was surveyed by TEP in 2020 and covered within the Ecological Assessment report 7998.007 submitted alongside planning application 129393/VO/2021. Although the original Ecological Assessment report covers a larger area of the Collyhurst development scheme, the conclusions and recommendations within the report are still relevant to the proposed marketing suite development, which was covered within the initial assessment. Furthermore, Biodiversity Net Gain ("BNG") has been dealt with through planning permission 129393/VO/2021 and, therefore, there is no requirement for a separate BNG strategy for this site.

Flood Risk and Drainage

The site is located in Flood Zone 1, within which a low probability of river or sea flooding is anticipated.

The surface water management for the proposed marketing suite and associated access road will be split up into two areas:

Area 1

Area 1 will be the marketing suite building and the associated car parking provision for staff and visitors. The proposed surface water run-off generated will drain from the roof and hardstanding areas into the soft landscaping SuDS features. The surface water will be managed via absorption from growing medium/planting substrate, infiltration, and evapotranspiration. Any surface water runoff that is not managed via the aforementioned strategy will be managed on-site and be allowed to dissipate naturally to the surrounding areas, which form part of the future development.

Area 2

Area 2 is the access road formed via the existing vehicular crossing on Rochdale Road, this will later form part of the S38 & 278 Agreement with Manchester City Council (Reference number: 210412H – Collyhurst Village). The proposed surface water runoff generated from the access road will discharge into an infiltration trench/basin that is 26 x 7 x 1m deep. During the critical 100year+40% climate change event the maximum water level in the trench/basin will be 506mm. The infiltration trench/basin will act as an attenuation feature whilst discharging the proposed surface water runoff via infiltration into the surrounding ground.

To ensure that the infiltration trench/swale remains effective for the duration it is required, a maintenance regime is provided within the submitted Drainage Note.

Foul Water Management

The marketing suite will be connected to an effluent tank that will require a regular emptying regime for the duration it is in-situ. It shall be emptied by a licensed waste disposal contractor and shall be disposed of in the correct manner.

Archaeology

In terms of archaeology, the archaeological desk-based assessment (*Collyhurst Village, Rochdale Road, Collyhurst, Manchester: Archaeological Desk-Based Assessment* Salford Archaeology December 2020), which was submitted as part of planning application 129393/VO/2021, did not highlight the application site as having potential for buried archaeological remains. Therefore, Salford Archaeology has confirmed that no archaeological works are required within this area.

Security

Due consideration has been given to the prevention of crime and disorder, and the fear of crime, as part of the proposed development. The marketing suite will be visible from the surrounding road network, which will ensure that there is a good level of passive surveillance. Additionally, when not in use, the glazing will be protected by roller shutters, which will be powder coated to match the cladding of the marketing suite.

Internal

The ground floor has been configured to provide office and sales space, in addition to welfare facilities, such as a kitchen and W/C. The welfare facilities proposed are suitable to meet the needs of employees and visitors. The internal configuration of the proposed marketing suite is illustrated on the submitted Ground Floor Layout drawing (Drawing number: 00-01 Rev A).

Planning Policy Context

The Development Plan for Manchester comprises the adopted Manchester Core Strategy 2012 and the saved policies of the Manchester Unitary Development Plan 1995 ("UDP").

As defined by the Local Development Framework Area Map, the site is within the Inner Areas, North Manchester and the extended Manchester City Boundary. The Manchester Core Strategy also divides the city into five regeneration areas, in addition to the City Centre. The site is located within the North Manchester Regeneration Area.

Core Strategy 2012

The Core Strategy was adopted in July 2012 and sets out the long-term spatial vision for the city for the plan period (2012 to 2027). The following Core Strategy policies are considered to be relevant:

Policy DM 1 (Development Management) requires all development to have regard to specific issues, including: effects on amenity, such as noise, light, road safety and traffic generation; accessibility; community safety and crime prevention; and vehicular access and car parking.

Policy T 2 (Accessible Areas of Opportunity and Need) states that the Council will seek to ensure that new development is easily accessible by walking, cycling and public transport, and connects residents to jobs, centres, health, leisure, open space and educational opportunities.

Policy EN 1 (Design Principles and Strategic Character Areas) states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

Policy EN 19 (Waste) indicates that the Council will require all developers to demonstrate the proposal's consistency with the principles of the waste hierarchy (prevention, reduction, reuse, recycling/composting, energy recovery, final disposal).

Manchester UDP 1995

The UDP policies that remain extant and are relevant to this application are as follows:

Saved UDP Policy DC20.1 (Archaeology) states that the Council will give particular careful consideration to development proposals which affect scheduled Ancient Monuments and sites of archaeological interests, to ensure their preservation in place.

Other Planning Policy Considerations

Manchester Northern Gateway Strategic Regeneration Framework (SRF) (2019)

The Northern Gateway SRF was endorsed by MCC on 13th February 2019 and is a material consideration in the determination of all planning applications within the Northern Gateway. The SRF proposes seven interconnected neighbourhoods, comprising: Collyhurst; New Cross; New Town; Red Bank; South Collyhurst; Vauxhall Gardens; and, Eggington Street and Smedley Dip. The

SRF sets out a vision to deliver approximately 15,000 homes supported by social and physical infrastructure, including a new City River Park which will connect Queens Park and Angel Meadow.

The site is located within the Collyhurst Village neighbourhood.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007)

The Guide to Development document sets out how the principles of sustainable development should be applied in practice through the development process. The guidance is generally applicable to all types of development and it expands upon the policies in Development Plan. The document sets out how new developments should be accessible, contribute to creating a sense of place, respect the character and context of their surroundings and achieve environmental sustainability.

National Planning Policy Framework ('NPPF') (2021)

Paragraph 130 states that, planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and,
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Planning Analysis

Temporary planning permission is sought for a period of two years to enable the proposed marketing suite to operate from the site whilst planning permission 129393/VO/2021 for a residential-led development is delivered.

The proposed marketing suite will be a single-storey modular building of high quality and modern appearance. The scale of the proposed marketing suite will be commensurate to its intended use and will not negatively impact on the amenity of occupiers of existing or future neighbouring development. The marketing suite will be complemented by a sensitively designed and effective landscaping scheme, which will incorporate sustainable drainage. Therefore, despite being temporary in nature, the proposed marketing suite will be an attractive addition to the existing streetscene and will contribute positively to the appearance of the wider area. Furthermore, the marketing suite will be pre-fabricated off-site, which will enable the development to be easily removed from the site and the land made available for the delivery of the remaining housing on Plot D, in accordance with planning permission 129393/VO/2021. Consequently, the proposed development accords with Core Strategy policies DM 1, EN 1 and EN 9, and paragraph 130 of the NPPF.

In addition to the above, the proposed marketing suite will generate the need for two full time staff positions per day. Therefore, the proposed development will also provide a level of employment opportunity. Furthermore, the marketing suite will be located in an accessible location, close to the existing public transport network, which will allow prospective employees and visitors to easily access the proposed marketing suite. The Transport Note submitted alongside this application confirms that the number of additional vehicle trips will have a negligible impact on the operation and safety of the local highway network. Therefore, the proposed development accords with Core Strategy Policy T 2 and paragraphs 110 and 111 of the NPPF.

Conclusion

This application seeks temporary planning permission for the delivery of a modern, high-quality marketing suite in an accessible location. The proposed development is necessary to ensure the effective marketing and sale of homes that will be delivered under planning permission 129393/VO/2021. The proposed development will allow interested persons to visit the site and, ultimately, assist in the successful delivery of part of the first phase of the Victoria North regeneration scheme.

I trust that you have all the information you require to validate and determine the application. However, should you require anything further, please do not hesitate to contact me.

Yours sincerely,



Alice Routledge

Partner

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For and on behalf of Asteer Planning LLP

APPENDIX 1:
APPLICATION SITE WITHIN WIDER COLLYHURST DEVELOPMENT



Note:
Do not scale from this drawing.
Dimensions are to be checked on site.
If in doubt please ask.

The Site will be phased from Section D (north) through to Section A (south)

- Temporary Marketing Suite
- Phase 1
- Phase 2
- Phase 3
- Phase 4

- Marketing Suite will be in situ for a period of 2 years as a temporary structure, before incorporating into Plot D.

- Proposed phasing: Parcel D to Parcel A (north to south)

- Parcels A, B, C, D & E are subject to a separate Enabling Works package of works comprising: site hoarding, tree removal and site remediation.

- Parcel D to be accessed via new road to be created using the existing bellmouth at Marston Street/Rochdale Road Junction.

- Parcel F will become available for development once the existing residents have been rehomed in the new development and existing properties demolished.

- Parcel A to be drained by way of underground attenuation tank & existing sewer connection and is not linked to the attenuation pond in Parcel E.

- Refer to Civic Engineers Constraints Plan Dwg Ref. 12206-06-CIV-PL-VIL-DR-EW-0104 P03; 1226-06-CIV-VIL-DR-EW-0105 P03 & 1226-06-CIV-PL-VIL-DR-EW-0103 P03

P2	24/05/22	LH	Marketing Suite - First Issue
P1	17/02/21	LH	Additional annotation added as per comments
P0	03/02/21	LH	First Issue

Rev	Date	Intls	Details
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Project Title	Collyhurst Village
Client	FEC and MCC
Location	Manchester

Drawing Title	Phasing Plan
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8871-BA-MP-00-DR-A- (04)725- P2

