

Former Manchester College (Moston)

Section 73 Application Summary

Former Manchester College (Moston Campus)

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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 is provided in support of a Section 73 application for the variation of 3 planning conditions relating to application number 128835/FO/2020 for the redevelopment of the Former Manchester College (Moston Campus), granted condition planning permission on the 28th May 2021.

This document describes the variation requested for planning conditions 2, 7 & 11.

Condition 2

Having undertaken further design development and in discussions with Manchester City Council, the design team have identified a number of minor amendments. To address these minor amendments, we request the variation of Condition 2 as summarised below. For convenience we have highlighted wording requested to be omitted in **red** and any new wording in **green**.

A detailed description of the non-material amendments along with associated reasoning is provided in supporting document T8136OT0003P1, Former Manchester College (Moston Campus) Design Change Summary.

Current Condition 2 Wording

"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

T8136OT0004P1

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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."

Requested Condition 2 Wording

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

T8136D0010 Rev P5, T8136D0030 Rev P7, T8136D0040 Rev P7, T8136D0050 Rev P6, T8136D0051 Rev P6, T8136D1100 Rev P6, T8136D1103 Rev P4, T8136D1150 Rev P7, T8136D1151 Rev P6 stamped as received by the City Council, as Local Planning Authority, on the XX July 2022

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.

T8136OT0004P1

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Condition 7

For convenience we have highlighted wording requested to be omitted in ~~red~~ and any new wording in green.

Current Condition 7 Wording

"7) Prior to the commencement of the development details of how the development would protect the existing culvert at the site shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include:

- A masterplan showing proposed layout and the culvert route as determined from site investigation. Applied easements should be shown on the layout. No private plot land is to be sited within the easement.
- Details of embedded design to protect the culvert and existing/proposed properties. This should include appropriate culvert easements (which should be a minimum of 3 metres measured from the conduit edges) and considerations for maintenance/access.
- Any works within or adjacent to the culverted watercourse that would affect it would require prior consent from the City Council as Lead Local Flood Authority

The approved details shall be implemented as part of the development.

Reason: To prevent the risk to life and property caused by inappropriate development around culverted watercourses pursuant to policy EN14 of the Manchester Core Strategy (2012)."

Requested Condition 7 Wording

7) Prior to the commencement of the development details of how the development would protect the existing culvert at the site shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include:

- A masterplan showing proposed layout and the culvert route as determined from site investigation. Applied easements should be shown on the layout. ~~No private plot land is to be sited within the easement.~~
- Details of embedded design to protect the culvert and existing/proposed properties. This should include appropriate culvert easements (which should be a minimum of 3 metres measured from the conduit edges) and considerations for maintenance/access.
- Any works within or adjacent to the culverted watercourse that would affect it would require prior consent from the City Council as Lead Local Flood Authority

The approved details shall be implemented as part of the development.

Reason: To prevent the risk to life and property caused by inappropriate development around culverted watercourses pursuant to policy EN14 of the Manchester Core Strategy (2012).

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Condition 11

For convenience we have highlighted wording requested to be omitted in ~~red~~ and any new wording in ~~green~~.

Current Condition 11 Wording

"11) Prior to the commencement of the development, a scheme for the provision of affordable housing as part of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme, or any amended scheme in relation to the tenure mix subsequently approved in writing by the City Council as local planning authority, and shall meet the definition of affordable housing in Annex 2 of the NPPF (or any future guidance that replaces it). The scheme shall include:

- i. the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of a minimum 20% of the dwellinghouses in accordance with the submitted Affordable Housing Statement;
- ii. the timing of the construction of the affordable housing;
- iii. a strategy to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- iv. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced. The affordable housing scheme shall be implemented as part of the development and thereafter retained in perpetuity.

Reason - In order to provide affordable housing at the site in accordance with policy H8 of the Manchester Core Strategy (2012) and the National Planning Policy Framework."

Requested Condition 11 Wording

11) The development hereby approved shall be commenced and completed in accordance with the Affordable Housing Statement agreed in writing between One Manchester and Manchester City Council (the Local Planning Authority) the Affordable Housing Statement to include the following agreed provisions; numbers, tenure, location and timing of the construction of the affordable housing units.

~~Prior to the commencement of the development, a scheme for the provision of affordable housing as part of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme, or any amended scheme in relation to the tenure mix subsequently approved in writing by the City Council as local planning authority, and shall meet the definition of affordable housing in Annex 2 of the NPPF (or any future guidance that replaces it). The scheme shall include:~~

- ~~i. the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of a minimum 20% of the dwellinghouses in accordance with the submitted Affordable Housing Statement;~~
- ~~ii. the timing of the construction of the affordable housing;~~
- ~~iii. a strategy to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and~~
- ~~iv. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced. The affordable housing scheme shall be implemented as part of the development and thereafter retained in perpetuity.~~

Reason - In order to provide affordable housing at the site in accordance with policy H8 of the Manchester Core Strategy (2012) and the National Planning Policy Framework.

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Revision	Date	Initials	Details	Checked / date
P1	20/07/22	JBT	Issued for Section 73 application	AJL / 20/07/22

End of Document.