

**List No 9
(LATE REPRESENTATIONS)**

Planning and Highways Committee 11th February 2010

Plans List No. 9

Application Number 091878/FO/2009/N2

Main Agenda No. 7

Ward ARDWICK

Description and Address

Erection of part 6, part 5, part 3 storey 100 bedroom hotel (3100 sq. metres) with roof top plant and equipment, single storey projecting extension to form entrance lobby and servicing area, vehicular access arrangements from Upper Brook Street, car parking areas for 60 cars (including 4 accessible spaces) and associated landscaping, boundary treatments and external lighting to car park following demolition of existing 2 storey office building and workshops

Land within and adjacent to 227 Upper Brook Street, Ardwick, Manchester.

1. **The Public/Local Opinions**

Councillor O'Callaghan - Confirmed his support for the proposed development in an e-mail received on 3rd February 2010. Councillor O'Callaghan has indicated that the development will be beneficial to local people and create much needed employment opportunities in the area.

2. **Officers/Outside Bodies**

Environment Agency – No objection in principle to the proposed development. On the basis of the information provided within the Preliminary Risk Assessment (August 2006) and Risk Assessment Report (August 2007), the site is not considered to pose a significant risk to controlled waters receptors. However, should any free phase contamination be encountered during development of the site, its removal is recommended to reduce the potential for on-going contamination.

3. **Applicant/Agent**

The applicant has provided the following additional details:

- i. BREEAM – A supplementary statement has been submitted, which indicates that the scheme falls half way between a “Good” and “Very Good” rating on the BREEAM scale. The supplementary report also identifies the following sustainable measures to supplement and exceed the “Good” rating, as outline in the submitted pre-assessment report:
 - a. Resource monitoring and waste minimisation targets and requirements to be placed on the contractor at a level to ensure that BREEAM credits are achieved and additional BREEAM points may be achieved, if all targets are met or exceeded;
 - b. The appointment of mainly local design consultants and experts promoting growth in the North West Sustainability Sector;
 - c. Investigations into:
 - Rights to light;
 - Communications;
 - Illumination survey.
 - d. The creation of 20 new jobs, comprising 4 full-time and 16 part-time positions and one management position;
 - e. An ecological enhancement, formulated using the advice of local ecology experts, which exceeds the minimum requirements of BREEAM. This is to be achieved through a greater number of tree numbers and wider variety of species than would normally be required;
 - f. An attenuation system that reduces rather than merely retaining rain water run-off from the site;
 - g. The use of pre-made, modular, pod-type bed and bathrooms, which reduce packaging waste, the over ordering of materials and construction related energy use;
 - h. A building management system, incorporating zone energy consuming systems, which de-activate when occupants are not present.
- ii. Boundary Treatment – The applicants have submitted a revised boundary treatment drawing, which incorporates a paladin fence along the western boundary to avoid undue loss of daylight to windows to the neighbouring National Blood Service Buildings.

4. **Head of Planning - Further Observations/Modifications to Conditions**

The Head of Planning maintains that the proposed development will deliver a quality of design that will positively contribute to the streetscene, an important radial route to the City Centre and the emerging character of the surrounding area. The proposals thereby appropriately respond to policies relating to urban design. The applicants have ensured that the development also responds positively to policies relating to residential amenity by incorporating measures to reduce the impact of the noise, activity and general operation of the proposed hotel. The appropriate implementation of these and any required supplementary measures is secured by relevant conditions.

The applicants additional submission relating to the previously received BREEAM assessment moves the developments potential rating further towards 'Very Good'. The applicant has designed the scheme with a strong emphasis on sustainable design and is committed to the realisation of these additional measures as part of the development. It is considered that these measures will help to facilitate a development of local and city-wide importance, in terms of social and economic regeneration, whilst responding to City Council policies relating to environmentally sustainable design.

In response to the objection received from the National Blood Service, it must be emphasised that the development has been specifically designed to present a strong frontage to Upper Brook Street with a clearly defined entrance point for both pedestrians and vehicles. These arrangements are essential to the management of traffic in and around the site, in respect of both visitor and servicing vehicles (including private hire cars). By ensuring that vehicles egress the site from Hyde Grove the potential level of traffic generated along this section of highway will not be so substantial to cause undue additional congestion. The omissions of a pedestrian access on Hyde Grove will also discourage on-street car parking. By relating the development to a travel plan and limiting hours when servicing can be undertaken, it is considered that the level of traffic generated by the use can be further controlled and reduced. The above measures meet the requirement of the Head of Highways Services and are considered to address the concerns of the National Blood Service, subject to the undertaking of the development in accordance with the relevant conditions.

The amended boundary treatment is also considered to be satisfactory and is related to the development by condition.

The recommendation of the Head of Planning remains one of APPROVE subject to amendments to previously recommended conditions to address the issues outlined above.