

ITEM 1

ADDENDUM REPORT FOLLOWING REVISIONS TO THE SUBMITTED PLANS

Application Reference	DC/072623
Location:	Piccadilly Car Park Piccadilly Stockport
PROPOSAL:	REVISED PROPOSALS: Full planning application for the erection of a mixed-use commercial (use class E) and residential (C3 use) development comprising 98no. apartments including a mix of 1, 2 and 3 bedroom units with associated access, parking, landscaping and engineering works.
Type Of Application:	Full Application
Registration Date:	26.03.2019
Expiry Date:	20190625
Case Officer:	Daniel Hewitt
Applicant:	Alasasyah Development UK Ltd
Agent:	stephenson STUDIO ltd

Description of changes to the proposed development

Though not a material planning consideration, the applicant has responded to fire safety concerns by submitting revised plans and an initial Fire Safety Review Report and Strategy. The revised plans propose an additional fire safety stair at the northern end of the common corridor of the 'podium' or 'plinth' element. This is to ensure that travel distances from homes to escape routes within the 'podium' or 'plinth' element are reduced and alternative escape routes provided.

The revised plans have been reviewed by the Council's Building Control officer who have revised their comments as follows:

SMBC Building Control comments

The proposed addition of a second escape stair is welcomed and alleviates some of our initial concerns highlighted in our earlier response. The stair and travel distance issues are just a small part of the overall check that will be carried out to ensure that all aspects of the fire safety requirements are met. The scheme will require a bespoke fire-engineered solution requiring the formal approval of the appointed Building Inspector with input from the Greater Manchester Fire and Rescue Service. The assessment of the fire safety aspects of a building of this size is a very technical, lengthy process that will involve a full plan check, consultation with the fire service, correspondence with the architect and their design team etc. This will take place at the appropriate technical design stage.

Planning effects of proposed changes

The changes are welcomed but do have a number of wider implications for the development as floorspace within the building has been re-purposed.

Firstly, the proposed mix of new home types is now as follows:

- 46 one-bedroom apartments - an increase of 3
- 40 two-bedroom apartments - a decrease of 3
- 5 three-bedroom apartments - unchanged
- 7 townhouses (6 with three-bedrooms and 1 with two-bedrooms) - unchanged

Secondly, the size of the larger ground floor commercial unit has decreased from 360m² to 341.5m² to accommodate the additional escape stair.

Thirdly, a number of the proposed affordable homes were directly affected by the proposed changes and as a result some have been relocated elsewhere in the building to ensure the overall mix of affordable apartment types/sizes remains unchanged (3 x two bedroom apartments and 2 x one bedroom apartments):

Apartment 01.B – 2 bed apartment (unchanged)

Discounted rent calculation = 49.5% of the monthly open market rental value

Apartment 01.E – 2 bed apartment (changed)

Discounted rent calculation = 47.9% of the monthly open market rental value

Apartment 01.J – 1 bed apartment (unchanged)

Discounted rent calculation = 59% of the monthly open market rental value

Apartment 02.B – 2 bed apartment (changed)

Discounted rent calculation = 47.9% of the monthly open market rental value

Apartment 02.J – 1 bed apartment (unchanged)

Discounted rent calculation = 59% of the monthly open market rental value

The affordable private rent discount has been re-calculated in accordance with the formula used previously and the Council's policies and guidance notes. The discounts would be embodied in the Section 106 legal agreement should members be minded to grant planning permission.

Fourthly, the commuted sum for the provision of off-site formal recreation and children's play facilities is based on the future population/bedspaces in developments. As the apartment mix has changed to accommodate the additional escape stair the commuted sum is reduced from £314,007.00 to £310,411.50.

Planning balance and overall conclusion

Although the proposed changes are welcomed, the overall planning balance remains unchanged given technical fire safety matters are not a material planning consideration.

REVISED RECOMMENDATION

Grant planning permission subject to:

- the submission of a Stage 1 Road Safety Audit and Designer's Response which does not raise any significant issues which cannot be readily addressed at the detailed design stage;
- necessary conditions; and
- the completion of a Section 106 legal agreement to secure the revised obligations detailed in this and the original officer report.