

TOWN & COUNTRY PLANNING (DEVELOPMENT PLAN) REGULATIONS 1999
FORM 10 ADVERTISEMENT PURSUANT TO REGULATION 29 :

Town & Country Planning Act 1990

*Notice of intention to adopt and of Proposed Modifications to Proposals for the Alteration of
a Unitary Development Plan*

The Unitary Development Plan for the City of Manchester

The Written Representations Procedure into these proposals has been held and the report of the Inspector for the Written Representations Procedure has been considered by Manchester City Council.

Manchester City Council propose to make modifications to these proposals.

A list of the proposed modifications, with the authority's reasons for proposing them, are available for inspection at Manchester Town Hall (Planning Division Reception, Level 7, Town Hall Extension) on weekdays between 9.00am and 4.30pm and at Wythenshawe Civic Centre Library during normal opening hours from Tuesday 9th October to Tuesday 20th November 2001. Also available for inspection are:

- ♦ copies of the Unitary Development Plan;
- ♦ the Report of Mr B Roberts BA MRTPI, the Inspector who considered the Objections to Proposed Alterations to the Unitary Development Plan and the authority's statement of reasons and decisions in the light of the report [Regulation 29(1)(a)].

The authority do not intend to accept all of the recommendations in the Report. A list of the recommendations which the authority do not intend to accept is available for inspection with the above documents

Objections to, and representations in respect of, the proposed modifications should be sent in writing to the Head of Planning, Chief Executive's Department Regeneration Division, Manchester City Council, P.O. Box 463, Manchester M60 3NY by Tuesday 20th November 2001. Objections and representations should specify the matters to which they relate and the grounds on which they are made. They may be accompanied by a request to be notified at a specified address of the withdrawal, adoption, approval or rejections of the proposals.

Notice of Intention to Adopt Proposals

If no objections are received during the period given for making objections, Manchester City Council intends to adopt the proposals on the expiry of that period.

Note that this notice replaces the notices previously published on 21st September and the 1st October 2001

TOWN & COUNTRY PLANNING (DEVELOPMENT PLAN) (ENGLAND) REGULATIONS 1999
LIST OF PROPOSED MODIFICATIONS & REASONS pursuant to regulation 29(1)(a)

CITY OF MANCHESTER UNITARY DEVELOPMENT PLAN

Manchester City Council is proposing modifications to previously advertised proposals for the Alteration of the Manchester Plan.

An Inquiry into objections to Proposed Alterations to the Unitary Development Plan (Oct/Dec 1998 and June/July 1999) was conducted through a Written Representations Procedure in June/July 2000 and the Inquiry Inspector reported to the Council in August 2000.

The Council has accepted the Inquiry Inspector's recommendations in terms of modifying the proposed alterations to the Plan and seeks to promote the proposed modifications as listed below:

ALT6. Special Needs and Supported Housing - a new Objective, Part 1 and Development Control policies and changes to existing policies DC2 and DC4 to incorporate into the Plan an approach to dealing with planning applications for these uses previously agreed by the Council;

ALT7. Large Buildings of Historic and /or Architectural Interest - a new development control policy previously agreed by the Council to assist with dealing with planning applications affecting large buildings of historic and/or architectural interest in extensive grounds;

ALT10. Revisions to Policies E2.1 & EW21 - these revisions simplify the procedures for dealing with development proposals for limited infilling and redevelopment within the proposed Major Developed Site at Manchester Airport.

The proposed modifications are per attached and will be available for inspection at the Planning Division Reception, Level 7, Town Hall Extension on weekdays between 9.00am and 4.30pm and at Wythenshawe Civic Centre Library during normal opening hours for the duration of the formal deposit period which runs from Tuesday 9th October to Tuesday 20th November 2001.

PROPOSED MODIFICATION OCT/NOV 2001 incorporating the Inspector's suggested wordings

ALT7. PROPOSED DEVELOPMENT CONTROL POLICY ON LARGE BUILDINGS ON LARGE BUILDINGS OF HISTORIC AND/OR ARCHITECTURAL INTEREST

A new development control policy on large buildings of historic and/or architectural interest

POLICY

The re-development of large buildings of local historic/architectural interest in extensive grounds will only be permitted where there is no loss to the visual character and amenity value of the site, nor to the visual quality and interest of the local area.

REASON

Much of the existing quality of the City's urban environment derives from large houses and other buildings which have historic and architectural merit but are neither listed nor in a conservation area and therefore their retention cannot be guaranteed. Often these buildings are surrounded by gardens or landscaped areas which make a significant contribution to the character of the surrounding area in visual amenity or nature conservation terms. As part of the continuing process of urban renewal, particularly in established residential areas, these buildings and sites are often targeted for redevelopment normally for higher density schemes with greater site coverage by buildings. The Council is not generally opposed to the principle of such schemes which can often help to re-introduce life and vitality to, and re-population of, the City. However, the Council believes that re-development schemes which are brought forward for sites containing buildings of historic and/or architectural merit should be considered in the light of the contribution that the buildings and their grounds already make to the local environment and the impact of any new or replacement buildings upon visual amenity and residential amenity.

Note: The advertised version has "development " instead of "re-development" due to a typing error. The policy should read "re-development " in line with the Inspector's recommended wording.