

5th November 2021

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

FAO Jennifer Atkinson

Dear Jennifer,

Planning Permission 125681/FO/2019: Bendix Street, New Cross

Non-Material Amendment Application

Please find enclosed an application for a non-material amendment to Planning Permission ref: 125681/FO/2019 (granted 23 Apr 2021), in accordance with Section 96(a) of the Town and Country Planning Act 1990 (as amended). The Applicant is Mulbury Homes (Central) Ltd.

For clarity, the description of development for proposals are as follows:

"Erection of a ground plus 12-storey residential building (Use Class C3) comprising 161 residential units, with ground floor commercial use (Use Class A1, A2, A3, B1, and / or D1 (excluding Places of Worship)) (160sqm) or ancillary residents lounge, disabled car parking, with highways, landscaping and other associated works following demolition of existing buildings."

Background

Mulbury Homes is committed to delivering a high-quality residential scheme at Bendix Street in New Cross, in line with the adopted Neighbourhood Development Framework for the area. Bendix Street is one of 3 sites Mulbury are currently bringing forward, with a target to commence construction on all three sites during 2021 – work having started on the Oldham Road Site in mid-2021. The Bendix Street site, a residential building with ground floor commercial use, will be the second building to commence construction.

In order to allow the scheme to be delivered in line with the construction programme, a first phase of enabling works has commenced. Once the Applicant has started the enabling works on site (i.e. commenced development), it triggers a number of conditions whereby information is requested prior to works continuing beyond enabling works and demolition, including Condition 9 (Material Samples and Specification).

Now that a more detailed construction programme in place, it is considered that it will not be possible to provide full details and samples of all external materials prior to commencing above ground works. To allow progression with the current construction programme, this application seeks to amend the trigger points of this condition to allow the commencement of the above ground works prior to the full sign off of the external materials, to align with the detailed design programme.

Proposed Non-Material Amendments

Condition 9

The proposed amendments to the wording of the Condition 9 is suggested below in **green (bold)** text.

In accordance with the Materials Schedule prepared by Tim Groom (stamped as received by the City Council, as Local Planning Authority, on [date]) ~~Prior to the commencement of development, other than demolition and enabling works,~~ samples and specifications of all material to be used on all external elevations of the development shall be submitted to and approval in writing by the City Council, as Local Planning Authority, ***prior to each material being installed as part of the development.***

The specification shall include ~~the agreement of~~ a materials panel ***(in accordance with [drawing reference] as received by the City Council, as Local Planning Authority, on [date])*** which shall include samples and specifications of all materials to be used on all external elevations of the development along with window reveals, jointing and fixing details, details of the drips to be used to prevent staining, ventilation/louvre details, and air bricks, and a strategy for quality control management.

The approved materials used shall then be implemented as part of the development.

Summary of Amendments Proposed

The proposed amendments do not alter the form of the development approved and the outstanding detail will be dealt in line with the proposed time triggers. It has been concluded that the changes will not materially alter the originally approved scheme and are therefore considered to be non-material to its determination.

The proposals will contribute towards the successful delivery of this development, a scheme which is supported by planning policy objectives at national and local levels. Approval of the proposals would therefore support planning and regeneration benefits associated with the Bendix Street development, and the New Cross proposals as a whole.

Application Documentation

The Application is supported by:

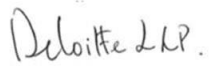
- Application Form;
- Materials Schedule prepared by Tim Groom;
- Sample Panel Tracker (titled 0324-TGA-PM_40_50_66-A-Sample Tracker-Rev B) prepared by Tim Groom;
- Sample Panel Programme (titled 'Bendix St Sample Panel Programme 04.08.21') prepared by GMI; and
- Application Fee of £234.

On the basis of the information submitted, we seek your agreement that the proposed amendments are acceptable and can be dealt with as a non-material amendment.

The Planning Portal Reference number for the submitted non-material amendment application is PP-10370029.

I would be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact me or my colleagues Ellen Sanderson Clark (+44 113 292 1119 / esandersonclark@deloitte.co.uk), or Eithne FitzGerald (+44 161 455 6963 / eithnefitzgerald@deloitte.co.uk).

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP." The signature is written in a cursive, slightly stylized font.

Deloitte LLP