



Paul Butler Associates

Planning, Development & Heritage Consultants

6 May 2022

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester M60 2LA

FAO Lucy Harrison

L/mma/01tf

Dear Mrs Roscoe

Location: Plot G Slate Wharf, Blantyre Street, Manchester
Proposal: Application for minor material amendment to planning permission 113617/FO/2016 under section 73 of the Town and Country Planning Act 1990

Introduction

I am pleased to submit this application on behalf of Prestbury Estates Limited. The application involves minor material amendments to planning permission 113617/FO/2016 which was approved on 21 January 2021.

The full description of development approved under 113617/FO/2016 is as follows:

Erection of a four storey building to form 24 residential apartments (Use Class C3) with associated hard and soft landscaping and ancillary development thereto

The minor material amendments sought under this application relate to design changes to the permitted scheme. These changes are necessary to ensure that the development complies with building regulations; improves the scheme's buildability by ensuring coordination with the structure and mechanical and electrical engineering; and, improves the overall design of the scheme and the amenity of its residents.

Prior to the progression of this application the proposed changes were presented to the Council's planning officers and the Deansgate Ward Councillors, whilst local residents were also notified of an impending application.

Proposed Revisions

A design brochure prepared by Ollier Smurthwaite Architects accompanies the application and sets out the changes proposed to the scheme. Some of these changes are identified below.

Internal Changes

1. Creation of a central core with a lift to reduce the longest travel distance between an apartment and the bin store.
2. Relocation of the cycle store to improve access for residents. The cycle store in the permitted scheme is currently accessed via the bin store.
3. Increase in external wall build ups to improve the scheme's insulation and enable compliancy with building regulations.
4. Increase in floor depths to accommodate structure, services and required acoustic separation.
5. Amendments to the layout of apartments to ensure that every bedroom is positioned against an external wall and has an external window. Within the approved scheme some of the bedrooms received daylight via a light well and had no outlook.
6. Some of the duplex apartments have been replaced with single level apartments to provide larger lateral living spaces.

External Changes

1. Provision of additional windows on the east elevation (overlooking the Bridgewater Canal) to ensure every bedroom has a window.
2. Slight increase to the width of the windows on the west elevation (overlooking Slate Wharf) to improve levels of light to the rooms and allow for natural ventilation.
3. Provision of openable windows to the dormers on the east elevation. This results in some minor changes to the design of the dormers and allows for natural ventilation.
4. Identification of a lift overrun (not shown on previously approved drawings) and the repositioning of this centrally within the plan form to minimise its visibility.

It is important to highlight that there have been no fundamental changes to the previously approved scheme. For example, the footprint, scale and massing, ridge heights and volume of the scheme remain the same; the number and mix of apartments hasn't changed; and, there has been only negligible change to 3 of the elevations, with the main external changes being to the east elevation.

Variation of Conditions

It is proposed that the conditions of 113617/FO/2016 be amended as follows:

Condition 2: Amend condition as per new drawings outlined in Annex A.

Conditions 3, 5, 7, 8, 10 and 15: Conditions 3 (part a) 'Local Benefit Proposal', 5 (WSI) 'Archaeological Works', 7 'Construction Management Plan', 8 'Lighting Scheme', 10 'Piling / Investigation Boreholes' and 15 'Surface Water Drainage Works', have previously been discharged. Therefore, the wording of these conditions should be amended on the latest decision notice to reflect this.

Conditions 6, 9, 11, 12 and 13: Regarding conditions 6 'Scheme for Investigation of the Site', 9 'Scheme to Protect Water Quality', 11 'Programme for Materials on External Elevations', 12 'Programme for Details of Landscaping and Public Realm' and 13 'Acoustic Insulation', applications have been submitted for their discharge and a response is awaited from the Council. It is hoped that these conditions can be discharged prior to this section 73 application being determined and the wording of the conditions subsequently amended on the latest decision notice to reflect this.

Planning Analysis

The proposed changes are necessary to ensure that the proposed scheme complies with building regulations and there is improved coordination between the structure and M&E. The changes will significantly improve the amenity for future residents of the scheme. For example, the provision of additional windows, the increase in size of some of the existing windows and providing openable windows, will improve lighting, outlook and natural ventilation. The improvement of resident's amenity has become even more important since the Covid-19 pandemic, particularly since more and more people are also working from home.

The design quality of the original scheme will be improved and the amendments will not in any way prejudice the provision of a high quality development that is in keeping with its surroundings and the Castlefield Conservation Area. Not only will the proposed changes allow for the scheme to be brought forward in a coordinated manner, but the changes will improve the amenity of future residents of the scheme. Importantly, the changes will not result in any additional impact to the amenity of existing neighbouring residents.

Supporting Information

The table in Annex A, provides a schedule of drawings submitted in support of this application and the relevant drawings that it is proposed they will replace. A fee of £234 is payable with this application and will be settled by the applicant.

We understand that a variation to the Section 106 Agreement may be required. We understand that the proposed changes will not change the overall scope of the Section 106 agreement, however a variation is required to account for this Section 73 application.

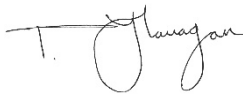
We have included the Solicitors contact details so this matter can be actioned at the earliest opportunity:

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This application has been completed and submitted via the planning portal.

We trust that the information submitted in support of the application is sufficient to enable the positive determination of the application. However, if you require any further information please do not hesitate to get in touch. We look forward to working with you in progressing this application to determination.

Yours sincerely

A handwritten signature in black ink, appearing to read 'T. Flanagan'.

Tom Flanagan MTCP MRTPI
Director

Cc Simon Kimble; Prestbury Estates
Matt Fisher; Prestbury Construction

ANNEX A: Schedule of Supporting Information

Revised Drawings

Previous Drawing Reference	Proposed Drawing Reference
Proposed Ground Floor Plan P_L(--)-004 REV 01	P_L(--)-004A – Ground Floor Plan
Proposed 1st Floor Plan P_L(--)-005 REV 01	P_L(--)-005A – First Floor Plan
Proposed 2nd Floor Plan P_L(--)-006 REV 01	P_L(--)-006A – Second Floor Plan
Proposed 3rd Floor Plan P_L(--)-007 REV 01	P_L(--)-007A – Third Floor Plan
Proposed 4th Floor Plan P_L(--)-008 REV 01	P_L(--)-008A – Fourth Floor Plan
Proposed Roof Plan P_L(--)-009 REV 01	P_L(--)-009A – Roof Plan
Proposed Bin Store Strategy P L 004	P_L(--)-004.5A – Bin Strategy Diagram
Proposed Bin Store Layout P L 013	P_L(--)-013A – Bin Store Layout
Proposed Detailed Section DD.EE P_L(10)013 REV 01	P_L(10)013A – Detailed Section DD_EE
Proposed Detailed Section FF P_L(10)014 REV 01	P_L(10)014A – Detailed Section FF
Proposed North Section P_L(10)012	P_L(10)012A – Proposed North Section
Proposed East Section P_L(10)021	P_L(10)021A – Proposed East Section
Proposed East Elevation P_L(20)011 REV 01	P_L(20)011A – Proposed East Elevation
Proposed North Elevation P_L(20)021	P_L(20)021A – Proposed North Elevation
Proposed South Elevation P_L(20)031 REV 01	P_L(20)031A – Proposed South Elevation
Proposed West Elevation P_L(20)041 REV 01	P_L(20)041A – Proposed West Elevation
Proposed External Works Plan P_L(--)-010 Rev 01	P_L(--)-021A – Proposed Site Plan