

24th February 2022

Rob Griffin
Planning Department
Manchester City Council
PO Box 532
Manchester
M60 2LA

Submitted electronically

Dear Rob,

**Non-Material Amendment Application
Planning Permission 131147/FO/2021
Manchester College, Northenden Campus, Sale Road, Northenden, M23 0DD**

Following our recent dialogue relating to minor changes to the Finished Floor Levels of the development proposals at Manchester College, Northenden, Pegasus has been instructed on behalf of their client, Miller Homes North West, to submit a Non Material Amendment (NMA) application.

This NMA application relates to planning permission 131147/FO/2021. Namely, it relates to very minor changes to the previously approved Finished Floor Levels (FFLs) on site, as shown on drawing reference 40-01-P1. This is listed as an approved plan under conditions 2, 6 and 7.

As a result of the finalised detailed design solution for the site, there have been some very minor changes to the FFLs across the site, as shown on submitted Drawing Reference: 40-01 P2. We are therefore now seeking to remove the currently approved drawing which refers to the old FFLs and replace it with the new drawing showing the correct and final FFLs to be built out on site. Specifically, this NMA seeks to:

- Remove plan reference 882187 40-01 P1 as an approved document under condition 2, replacing it with Drawing Reference 40-01 P2.
- Remove plan reference 40-01-P1 as an approved document under condition 6, replacing it with Drawing Reference 40-01 P2.
- Remove plan reference 40-01-P1 as an approved document under condition 7, replacing it with Drawing Reference 40-01 P2.

As shown on submitted drawings 40-15 External Works - Level Difference 15-01 (APM) & 40-15 External Works - Level Difference 15-02 (APM), **which are submitted for explanatory purposes only**, the FFLs are both reduced and increased in certain areas of the site. In both instances, the changes are very small – with the aforementioned drawings showing reductions in blue text and increases in red text.

Ultimately, the final FFLs will result in imperceptible changes in terms of visual/height impact and can therefore be considered non-material in nature.

We are also seeking a second Non-Material amendment, which relates to very minor changes to the Site Layout and building footprints on site. The following drawings are submitted in support of this Non-Material amendment:

- Proposed Site Layout – 2131/SL/01 K
- Site Comparison Layout – 2131/SC/01 – **for explanatory purposes only**

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Queens House, Queen Street, Manchester, M2 5HT

T 0161 393 3399 W pegasusgroup.co.uk

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Due to forthcoming changes in the Building Regulations, as well as the fact the approved housetypes are bespoke in nature and therefore have slightly different footprints at the working drawing stage, there are some minor changes to the siting and footprint of some plots on site. These are shown on the Comparison Layout which is submitted for explanatory purposes only. Ultimately, the changes can be deemed non-material in nature because they will not result in any changes to internal space standards/sizes or any material changes in visual impact on the ground relating to width, height etc. The changes will be imperceptible on the ground.

We are therefore seeking for Proposed Site Layout Drawing 2131/SL/01 K to be listed as an approved plan and references to the currently approved layout to be deleted.

In reviewing the information detailed above, I trust you have all the information that you require to validate this application and approve this Non-Material Amendment application pursuant to 131147/FO/2021.

I look forward to receiving confirmation of validation of this application in due course, however; should you have any queries in the meantime please do not hesitate to contact me on the details provided below.

Yours faithfully



Kerry Walker

Principal Planner

kerry.walker@pegasusgroup.co.uk

dd. 07867 393752