



Paul Butler Associates

Planning, Development & Heritage Consultants

12 January 2022

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

FAO Lucy Harrison

17.1136

Dear Mrs Roscoe

Unit 5 Bentinck Street Industrial Estate, Chester Road, Hulme, Manchester, M15 4LN (Development known as St Georges Gardens)

Non-Material Amendment for the Removal of an External Car Parking Space

On behalf of our client, De Trafford, please find enclosed an application for non-material amendments to planning permission 120725/JO/2018 under section 96A of the Town and Country Planning Act 1990.

Planning permission 120725/JO/2018 was determined 20 February 2019 and granted approval for: *Variation of condition application to vary conditions 2 (specified plans) and 30 (residents management strategy) attached to previously approved planning application 116881/FO/2017 to allow for variation to approved refuse store size, minor changes to elevational treatment, change to cladding material (reinforced concrete to stone), and trigger point for submission of management strategy.*

The scheme is partially occupied and the majority of conditions are discharged. The landscaping proposals for condition 21 have been agreed with MCC, subject to the provision of details of replacement tree planting in line with the Manchester Tree Planting Strategy. De Trafford are currently liaising with MCC planners on the tree planting strategy for the various sites across the masterplan area. As part of the replacement tree planting proposals for the St Georges Gardens Development, it is necessary to remove one of the external car parking spaces from the site to accommodate additional tree planting.

De Trafford are seeking to create a high quality public realm through the provision of trees across the masterplan area, and to also boost the environmental credentials of the scheme as far as possible. The removal of a car parking bay from the scheme is considered to be acceptable given the highly sustainable and accessible location of the site within the city centre boundary, and given the need to reduce reliance on the private car and encourage sustainable modes of transport.

The proposals will mean a reduction in car parking provision from 11 to 10 spaces, which results in an apartment to car parking ratio of 13.8% for the St Georges Gardens development. This is largely consistent with other schemes in the area, and considered a decent level of parking for a scheme

that is located in a highly accessible / sustainable location and provides well in excess of 100% cycle parking.

Given the highly sustainable nature of the scheme, and the lower provision of car parking accepted in city centre locations, the removal of a car parking space will have a non-material planning impact on the scheme. Furthermore, this change will enable provision of additional trees on site which will have direct environmental benefits, contribute to tackling climate change and contributing to the enhancement of the public realm. The proposed changes are consistent with Core Strategy policies SP1, EN9 and DM1, as well as chapters 2, 12 and 15 of the NPPF.

In addition to this covering letter and the completed application forms, the following information has been submitted as part of this non-material amendment application:

Proposed Plans	Plans to be Superseded
SGG-DEP-00-00-DR-L-0001 rev P10	SGG-DET-00-00-DR-L-0001 rev P04

A planning application fee of £234 is payable with this application.

We are keen to work with the Council to ensure that these amendments can be approved as soon as possible.

If you require any additional information, please do not hesitate to get in touch.

Yours sincerely



Lynsay Ewart BSc(Hons) MSc MRTPI
Senior Planner

CC Scott Mallinson
Sean Croft