



COUNTRYSIDE

Places People Love

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO: Sue Wills (Principal Planning Officer)

10th December 2021

Dear Sir/Madam,

RE: BELLE VUE STADIUM, KIRKMANSHULME LANE, MANCHESTER M18 7BD – NON-MATERIAL AMENDMENT TO APPLICATION REF: 122160/FO/2018

I write in relation to the above site, to inform that a Section 96A Application (non-material amendment) to vary conditions attached to planning permission ref: 122160/FO/2018, has today been submitted via the Planning Portal (PP-10383462).

The application comprises the following documents alongside this supporting letter:

- Application Form and Certificates;
- Amended Planning Layout - SK441-PL-01 Rev Z;
- Amended Boundary Plan - SK441-BP-01 Rev O;
- Apartment Block 1 – Elevations – SK441-APT1-08.01 – 02;
- Apartment Block 1 – Floorplans – SK441-APT1-01.1 – 04.1 (ground, 1st, 2nd, 3rd Floor);
- Apartment Block 2 – Elevations – SK441-APT2-08.1;
- Apartment Block 2 – Floorplans – SK441-APT2-01.1 – 02.1 (ground, 1st, 2nd Floor);
- The Leven Housetype – LEVN-01;
- The Leven SA Housetype – LEVSA-01;
- Cycle Store Detail – APTD-9103; and
- Substation Construction Detail – GTC-E-SS-0027-R1-0_1_of_1.

Marked up versions of the approved and proposed planning layouts have been submitted for ease of reviewing the submitted amendments.

The fee payable for this application amounts to £234.00. Payment of the requisite fee has been made via the Planning Portal.

Background Context

Planning Permission was granted in November 2020 (ref: 122160/FO/2018) for the following development at the above site:

“Proposed residential development comprising erection of 80 no. apartments within 1 no. part 3 part 4 storey block and 1 no. 3 storey block and the erection of 167 no. 2 and 2 1/2 storey dwellings with

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associated car parking, boundary treatments and landscaping, the creation of new roads and access points off Kirkmanshulme Lane, site remediation and other associated engineering works following the demolition of the existing buildings”

The approved scheme has been subject to further design review following the grant of planning permission and acquisition of the site. Non-material amendments are now sought, the details of which are summarised below.

Proposed Non-Material Amendment

This application seeks to vary the wording of Condition 2 (approved plans) in order to substitute the approved plans with those submitted as part of this application, as listed below:

Condition 2 Approved Plans	New Plans for Approval
Planning Layout – SK441-PL-01 Rev O	Planning Layout – SK441-PL-01 Rev Z
Boundary Plan – SK441-BP-01 Rev H	Boundary Plan – SK441-BP-01 Rev O
Apartment Block 1 – Elevations and Floorplans – SK441-APT-01	Apartment Block 1 – Elevations – SK441-APT1-08.01 – 02; Apartment Block 1 – Floorplans – SK441-APT1-01.1 – 04.1
Apartment Block 2 – Elevations and Floorplans – SK441-APT-02	Apartment Block 2 – Elevations – SK441-APT2-08.1; Apartment Block 2 – Floorplans – SK441-APT2-01.1 – 02.1
-	The Leven – LEVN-01
-	The Leven SA – LEVSA-01
-	Cycle Store Detail – APTD-9103
-	Substation Construction Detail – GTC-E-SS-0027-R1-0_1_of_1

The changes proposed are summarised below:

- Amend the Apartments from timberframe design to traditional block and brick and updated floor plans. The changes result in a very minor increase to the overall footprint of the building (less than 0.5m increase in length / width).
- Plots 96, 167, 204/205 and 214 (Southwick / Southwick SA Housetype) have been amended to the Leven / Leven SA Housetype. The Leven is a variation of the Southwick. The Leven introduces an ensuite at first floor resulting in an extra obscure window in the side elevation. The extra length in the Leven is 250mm / 0.25m. Otherwise the elevational treatments and appearance remains the same. All other Southwick Housetypes remain unchanged.
- Amending the cycle store arrangements for Apartment Blocks 1 and 2. As approved, there are 4 x cycle stores – two for each block, however these are not proportionate to the unit split between Blocks 1 and 2 (i.e. as approved some residents in Block 1 (56 Apts) will need to store their bikes at Block 2 (24 Apts) because they are not evenly split). The proposal is to re-distribute the cycle parking evenly by:
 - increasing the size of one of the cycle stores at Block 1 (9103 design) so that every resident in Block 1 has cycle parking within their area – this requires parking bays P6 – P13 to be reconfigured to fit the larger cycle store in.
 - Removing the second cycle store at Block 2 as it is surplus to requirement (in effect it has been moved to Block 1). The location of the cycle store has been amended and

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parking area slightly reconfigured in order that the cycle store can be accessed from within the secure car parking area.

To confirm, there is 100% provision of secure weather proofed cycle storage for each apartment. The proposal is to distribute the cycle parking proportionate to the number of apartments in Blocks 1 & 2.

- Additional boundary treatments as follows:
 - Additional railings around the sub-station to prevent access into Apartment Block 1 car park.
 - Additional railings around parking spaces P77/78 and P111 to enclose / secure the amenity space for Apartment Block 2.
 - Omit the access gate for Block 2 on the eastern boundary (as it accesses onto Mount Road bus parking area).
 - Amend rear garden boundary fencing for Plots 1-5 & Plots 86-95 from 1.8m close boarded fence to 1.8m timber panel with concrete base, a detail already listed as approved (NSD-9104) and features on some plots already. This is to meet the affordable housing providers requirements for management and maintenance.
- Amend the electric car charging provision for houses and apartments. Each house will now feature 1 x 32amp fast charger instead of 2 x 16amp chargers. The apartments will now include 8 x 32amp fast chargers instead of 6 x 16amp chargers. The proposed change is reflected on the submitted layout and delivers an upgrade in charger specification.

An amendment is also sought to the following conditions to ensure the plan references specified in each align with the updated drawing submitted as part of this NMA application.

- **Condition 10 (cycle provision)** – to ensure the cycle provision is provided in accordance with Planning Layout Rev Z
- **Condition 11 (electric charging)** – to ensure the electric vehicle charge points is provided in accordance with Planning Layout Rev Z.
- **Condition 23 (waste management)** – to ensure the waste management is provided in accordance with Planning Layout Rev Z.
- **Condition 24 (air quality)** – to ensure the electric vehicle charge points is provided in accordance with Planning Layout Rev Z.
- **Condition 27 (boundary treatments)** – to ensure boundary treatments are delivered in accordance with Boundary Plan Rev O

The changes are proposed following detailed design review of the above elements of the scheme. The proposed changes:

- Do not materially amend the scale or quantum of development;
- Do not materially change the disposition of amended plots, for example all amended plots still front and access off the internal estate roads as before.
- Do not result in any alteration to the application site boundary;
- Do not conflict with Development Plan Policies;
- Would not impact or cause concern to any third party; and
- Will not have any overlooking impact to neighbouring properties.

As such, the changes do not result in a materially different scheme, with differing impact and we request that these changes be determined under Section 96A of the Town and Country Planning Act 1990 (As Amended).

Summary

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I trust that you will find this in order and look forward to receiving confirmation that the application has been validated. Should you have any queries regarding the proposed amendments, please do not hesitate to get in contact.

Yours faithfully,

Jake Crompton
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Countryside Properties

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