

Planning

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Unit 2 Blueberry Business Park
Kingsway
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Date: 6 December 2021

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 132219/NMC/2021

Description: Non material change application to planning permission referenced 124359/VO/2019 to allow elevational alterations, associated with the removal of the single storey element of the building on the northern elevation; relocation of the proposed Pharmacy within the building with an increase in the net tradable area by 38m², together with the reconfiguration of the internal floor layouts to each floor and associated elevational alterations; and revisions to external landscaping and bin store

Location: Belle Vue House & The Suburban Pub, 27 Garratt Way, Manchester, M18 8HE

I refer to your application for a non-material amendment to planning permission reference 124359/VO/2019.

The proposed amendment relates to the removal the single storey element of the building to the north elevation, and associated relocation of the pharmacy accommodation and proposed café floorspace into the ground floor of the previously approved building, and elevational alterations to north elevation entrance, canopy and window openings in connection with the removal of the single storey element, together with changes to the location of the external bin store and external hard and soft landscaping in the vicinity of these works.

The revisions also include internal floor layout changes at all floors, and a slight increase in the floorspace to serve the Pharmacy element of the scheme; incorporation of individual external vent louvre panels above each of the three of the floor windows in the western elevation of the building at ground floor level; and a slight increase in the size of the stairwell lobby windows at first and second floor on the northern elevation which serve as openable smoke vents.

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will have no significant material impact upon the visual amenity of the buildings or on the amenity of any nearby properties.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 124359/VO/2019. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 124359/VO/2019 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) The development hereby approved shall be carried out in accordance with the drawings numbered :-

GCH-IBI-WS-00-DR-A-100 -002 rev.P02 (Existing sites location plan);

GCH-IBI-XX-00-DR-A-200-001 rev P09 (Ground Floor Level 0) ;

GCH-IBI-XX-01-DR-A-200-002 rev P09 (First Floor Level 1) ;

GCH-IBI-XX-02-DR-A-200-003 rev P08 (Second Floor Level 2) ;

GCH-IBI-XX-03-DR-A-200-004 rev P05 (Roof Floor Level 3) ;

GCH-IBI-XX-XX-DR-A-240-0010 (Roof Plan) ;

GCH-MEP-XX-RL-DR-M-5600 rev P2 (Third floor heating & cooling layout);

GCH-MEP-XX-02-DR-M-5600 rev P2 (Second floor heating & cooling layout);

GCH-MEP-XX-RL-DR-M-5700 rev P2 (Third Floor ventilation layout);

GCH-MEP-XX-02-DR-M-5700 rev P2 (Second Floor ventilation layout);

GCH-MEP-XX-RL-DR-E-6300 rev P2 (Electrical Services roof level - proposed general & emergency lighting layout);

GCH-MEP-XX-XX-DR-E-6300 rev P02 (External - proposed electrical services layout);

GCH-MEP-XX-RL-DR-E-7100 rev P2 (Roof level - proposed photovoltaic layout);

Proposed elevations -

GCH-IBI-XX-XX-DR-A-100-0020 rev P03 (Planning elevations Sheet 1 of 2) ;

GCH-IBI-XX-XX-DR-A-100-0021 rev P03 (Planning elevations Sheet 1 of 2) ;

GCH-IBI-XX-XX-DR-A-251-0020 (South Elevation);

GCH-IBI-XXXX-DR-A-251-0021 (West elevation) ;

GCH-IBI-XX-XX-DR-A-251-0022 (North elevation);

GCH-IBI-XX-XX-DR-A-251-0023 (East elevation);

GCH-IBI-XX-XX-DR-A-251-0024 (Additional Elevations second floor);

GCH-IBI-XX-XX-DR-A-251-0025(Additional Elevations third floor);

Proposed sections

GCH-IBI-XX-XX-DR-A-100-0026 (Planning sections);

GCH-IBI-XX-XX-DR-A-251-0010 (Strip section 1) ;

GCH-IBI-XX-XX-DR-A-251-0011(Strip section 2);

GCH-IBI-XX-XX-DR-A-251-0012 (Strip section 3);

GCH-IBI-XX-XX-DR-A-251-0013 (Strip section 4);

GCH-IBI-XX-XX-DR-A-251-0014 (Strip section 5);

Proposed visualisations -

GCH-IBI-XX-XX-DR-A-100-0027 (Hyde Road Photomontage visualisation) ;

GCH-IBI-XX-XX-DR-A-100-0028(Garratt Way Photomontage visualisation);

Proposed details -

GCH-IBI-XX-XX-DR-L-700-0002 rev P01 (Hard landscape detail) ;

GCH-IBI-XX-XX-DR-L-700-0003 rev P01(Street Furniture Details) ;

GCH-IBI-XX-XX-DR-L-700-0004 rev P01 (Planting details) ;
GCH-IBIXX-XX-DR-A-100-0034 (Proposed bin store (notwithstanding materials));
GCH-IBI-XX-XX-DR-A-100-0040 rev P01 (Signage Strategy);

Design & Access Statement - 50786 v2 26 July 2019
Crime Impact Statement (ref: 2018/1010/CIS/01) version A: 5th April 2019
Gorton Community Hub Social Value Plan
Route to Contract Programme Phase1
Statement of community involvement 26th July 2019
Construction Management Plan
Air Quality Assessment (Stroma project ref: 132540 v2.1 2/07/2019)
BREEAM Pre assessment report (ref: (395) 1832 -KG-PA-Gorton CH_Bepsoke_R02
01/04/2019)
Noise Assessment v.1 02/07/2019
Tree Survey and Arboricultural Constraints 31.01.2019
Ecological Appraisal 31.01.2019 former Belle Vue House site
Ecological Appraisal 31.01.2019 former Suburban PH site
Phase 2 Site Investigation (ref: 070452-CUR-00-XX-RP-GE-002)
Existing Surface water run off report (062407-CUR-00-XX-RP-C-00001-V01) 04/07/2019
Flood Risk Assessment and Detailed Drainage Strategy (062407-CUR-00-XX-RP-C-
00001-V02) 24/07/2019
Interim Travel Plan (ref: 070457-CUR-00-XX-RP-TP-001-V02) rev. V01 24th July 2019
Transport Assessment (Ref: 07045-CUR-00-XX-RP-TP-001-V02_TA) rev.V02 24th July
2019
Waste Management Proforma and NHS Trust Waste management Policy
S17260-U rev E (Existing Utility survey)
United Utilities Pre Development Enquiry ; Existing sewer records UU asset plan ; Existing
sewer CCTV survey
Stamped as received 29th July 2019

Further information in relation to drainage received by email from the planning agent dated
15th August 2019 . relating to storm sewer design .
Existing surface water run off report ref: 062407-CUR-00-XX-RP-C-00001-V01 received
15th August 2019.

GCH-IBI-XX-XX-DR-L-700-0001 rev P04 (General arrangement plan) received by e-mail
dated 18th September 2019

GCH-IBI-XX-XX-DR-A-100 -0010 rev.P08 (Proposed site plan);received by e-mail dated
18th September 2019

Further information in relation to drainage received by email from the planning agent dated
23rd September 2019.
GCH -CUR -00-XX-DR -C-92003-P01 (DRAINAGE DETAILS SHEET 1) ; GCH -CUR -00-
XX-DR-C- 92004-P01(DRAINAGE DETAILS SHEET 2) ; GCH -CUR -00-XX-DR-C-
92001-P04 (Outline drainage strategy) ; GCH -CUR -00-XX-DR-C- 92002-P01(Proposed
design layout) ; GCH -CUR -00-XX-DR-C- 90004-P01(Exceedance rates); GCH -CUR -
00-XX-DR-C- 90003-P01(Proposed contours plan);
received by e-mail dated 23rd September 2019

Plan ref: 70457-Cur-00-XX-DR-TP-05010 P10 (Swept path analysis refuse vehicle)
received by e-mail dated 11th October 2019
Email from Planning agent received 18th October 2019 , relating to levels of cycle storage
Email from planning agent regarding drainage dated 11th October 2019.

Email from Planning agent received 21st October 2019 , relating to tree species to form part of the soft landscaping scheme.

AS AMENDED by :-

GCH-IBI-XX-00-DR-A-200-0001_RevC02_Level 0 - Ground Floor
GCH-IBI-XX-01-DR-A-200-0002_RevC02_Level 1 - First Floor
GCH-IBI-XX-02-DR-A-200-0003_RevC01_Level 2 - Second Floor
GCH-IBI-XX-XX-DR-A-100-0010_RevC02_Proposed Site Plan
GCH-IBI-XX-XX-DR-A-100-0020_RevC02_Planning Elevations - Sheet 1 of 2
GCH-IBI-XX-XX-DR-A-100-0021_RevC02_Planning Elevations - Sheet 2 of 2
GCH-IBI-XX-XX-DR-A-100-0026_RevC02_Planning Sections
GCH-IBI-XX-XX-DR-A-100-0034_RevC02_Proposed Bin Store(notwithstanding materials));
GCH-IBI-XX-XX-DR-A-100-0040_RevC02_Signage Strategy
GCH-IBI-XX-XX-DR-A-240-0010_RevC04_Roof Plan
GCH-IBI-XX-XX-DR-A-251-0021_RevC05_West Elevation
GCH-IBI-XX-XX-DR-A-251-0022_RevC07_North Elevation
GCH-IBI-XX-XX-DR-A-251-0024_RevC04_Additional Elevations Second Floor
GCH-IBI-XX-XX-DR-L-700-0001_RevC07_LandscapeGA

Agent email dated 06.12.2021 clarifying changes to stairwell lobby windows at first and second floor on the north elevation.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy for Manchester.

Should you wish to discuss the matter further, please contact Sue Wills using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing