



Paul Butler Associates

Planning, Development & Heritage Consultants

21 December 2021

Jennifer Atkinson
Planning Officer
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

16.1059 NMAi

Dear Jennifer

Location: Land off Cringle Road, Levenshulme
Proposal: Application for Non Material Amendment to Planning Permission 130515/MO/2021

We are pleased to submit this application on behalf of our client Towerhouse Systems Ltd. The application involves a non-material amendment to planning permission 130515/MO/2021 which was approved on the 06 September 2021.

The full description of development approved under 130515/MO/2021 is as follows:

Reserved Matters Application for the approval of appearance, layout, scale and landscaping, following the approval of outline permission referenced 122042/OO/2018 for the erection 57 two storey dwellings with associated access off Cringle Road, car parking, landscaping, boundary treatment and other associated works.

The non-material amendments sought under this application relate to minor changes to the internal layout, minor elevational changes and a minor amendment to the roof design.

The changes can be summarised as follows:

- Minor change to internal layout of House Type A, B, C and D. Cycle store relocated to rear garden for House Types A and B.
- Minor changes to the elevational appearance as a result of the above in addition to minor amendments to window sizes and locations and front door location (House Types A and B).
- Change to roof design of house type A, A2 and B to provide a hipped roof. This has been done due to buyer concern regarding maintenance as well as concerns from a CDM/ Working at Heights regulations perspective in respect of future maintenance. As a result of the change, the eaves and ridge height of House Type A and B is reduced by 500mm. The height of House Type D is also reduced. The green roof to the single storey rear element is retained.
- To ensure a complementary appearance and to balance the streetscene, we have changed the roof pitch of House Type C, this has resulted in a reduced eaves height of 250mm but also a slight increase in the ridge height of 250mm. This minor difference will not be noticeable from street level but will provide an improved appearance (see site wide elevations).

The above changes are not considered to be of any significance when compared to the previously approved scheme and will not materially affect the external appearance of the building as approved.

In light of the above, the changes proposed are therefore considered to be 'non-material' in nature. The minor scope of the changes will ensure that the design quality of the original scheme will be retained and the amendments will not in any way prejudice the provision of a well-designed, attractive and successfully planned development.

The details should be read in conjunction with the discharge of condition application submitted via the planning portal of the same date. This application seeks approval for: Drainage Strategy (condition 7), Materials (condition 10), Drainage Management (condition 11) and Cycle Store (condition 22).

Supporting Information

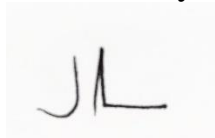
The table below, provides a schedule of drawings submitted in support of this application and the relevant drawings that it is proposed they will replace. A fee of £234 is payable with this application, payment has been made online via the planning portal.

Revised Drawings

Drawing Number and Title	Superseded Drawing Number
L(-1)012 Site Layout Cycle Stores	N/A (new drawing)
L(-2)110 House A Layout Rev 03	L(-2)110 Rev 02
L(-2)210 House B Layout Rev 02	L(-2)210 Rev 01
L(-2)310 House C Layout Rev 02	L(-2)310 Rev 01
L(-2)410 House D Layout Rev 01	L(-2)410
L(-4)001 Site Elevations Rev 01	L(-4)001
L(-4)002 Site Elevations 2 Rev 01	L(-4)002
L(-4)100 House A Elevations Rev 02	L(-4)100 Rev 01
L(-4)101 House A2 Elevations Rev 02	L(-4)101 Rev 01
L(-4)200 House B Elevations Rev 02	L(-4)200 Rev 01
L(-4)300 House C Elevations Rev 01	L(-4)300
L(-4)400 House D Elevations Rev 01	L(-4)400

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.

Yours sincerely



Julian Austin BSc (Hons) MPLAN MRTPI
Associate Director