

FAO Jennifer Atkinson
Planning Department
Manchester City Council
PO BOX 532
Manchester
M50 2LA

Our Ref: 0008
Your Ref:

12 October 2021

By Email Only

Dear Jennifer,

Section 96A (“Non-Material Amendment”) Application – Planning permission reference: 129393/VO/2021 - Land bound by Rochdale Road, Shellard Road, Harrowby Drive, Johnny King Close, Thornton Street North, Stretton Close & Marston Street, Manchester.

On behalf of our client, the Far East Consortium and Manchester City Council (“MCC”), please find enclosed an application under Section 96A of the Town and Country Planning Act 1990 in order to make a Non-Material Amendment (“NMA”) to planning permission reference: 129393/VO/2021. This application seeks to amend the approved drawings listed at Condition 2 of the approved decision notice to enable the highway layout of the approved development to comply with MCC’s highway adoption standards.

This application comprises the following documentation:

- This Covering Letter;
- Notice Letter and Notice Form;
- Completed Application Forms;
- Site Location Plan prepared by Buttress Architects;
- Amended Drawings (schedule enclosed at **Appendix I**);
- Decision Notice for planning permission reference 129393/VO/2021; and
- Application fee of £234 paid via the planning portal.

This application has been submitted via the planning portal.

Background

Planning permission 129393/VO/2021 was granted on 21 June 2021 for the following description of development:

"City Council Development for the erection of 168, three and four storey dwellinghouses (Use Class C3a) and two, five and six storey apartment buildings to form 76 residential apartments (Use Class C3a) with associated ground floor flexible commercial unit (162 sqm) (Use Class E); and the creation of a new public park, all with associated car and parking, refuse storage, landscaping, public realm and other associated works and infrastructure following demolition of 29 existing residential dwellinghouses, the Collyhurst Village store and associated car parking".

Proposed Amendments

Following the grant of planning permission and further detailed design work undertaken by the Applicant's professional team, the following amendments are proposed to enable the highway layout of the approved development to comply with MCC's highway adoption standards:

Plot A:

- Incoming road widened to 5.5m, up to shared surface. Resulting in 700mm loss to planting buffer outside of the adopted highway, Shared across left and right hand side of the road.
- No effect on building locations.

Plot B:

- Widening of living street from 4.8m to 5.5m (Turning head). Loss of soft landscape verge either side of the carriageway to facilitate widening. Right hand planted verge converts to footpath.
- Western end of Churnet Street widened to 5.5m.
- No effect on building locations.

Plot C:

- Block of houses moved south 258mm to accommodate the increased road width in Plot D resulting in reduction in driveways from 6m to 5.5m for those houses only.

Plot D:

- Incoming road widened to 5.5m. Drives provided at 5.5m.
- Block of terraces moved east by 783mm
- Living street (turning head) widened to 5.5m. Right hand side planted verge converts to footpath.

The amendments set above are non-material because the changes do not require the approved description of development to be altered, they are minor in scale, do not propose changes to the height of the buildings and propose only very minor changes to the layout in Plots C and D to accommodate the wider road widths.

Further, the above amendments have been discussed with MCC planning officers and it was agreed (email dated 4 August) that the amendments could be undertaken by a S96 application.

Drawings references 8871-BA-MP-00-DR-A-(04)708-Non-Material Amendment Alterations Rev PL1 and 1994-EXA-00-GF-DR-L-108 Rev A have been prepared by the Applicant to highlight the proposed amendments. These drawings are for information only and not for approval.

We trust that you have all of the information required to make a decision on the proposed amendments but please do not hesitate to contact me if you require anything further.

With kind regards,

A handwritten signature in dark ink that reads "ARoutledge". The signature is written in a cursive, flowing style.

Alice Routledge
Associate Partner
077 2424 0441

alice.routledge@asteerplanning.com

For and on behalf of Asteer Planning LLP

Appendix 1 – Drawing Schedule

Approved Drawing Reference	Amended Drawing Reference
Architectural (Buttress Architects)	
-	8871-BA-MP-00-DR-A-(04)708-Non-Material Amendment Alterations Rev PL1 (NOT FOR APPROVAL)
Collyhurst Village Housetype Plan - 8871-BA-MP-XX-DR-A-(04)702 Rev PL	Collyhurst Village Housetype Plan - 8871-BA-MP-XX-DR-A-(04)702 Rev PL2
Collyhurst Village Tenure Plan - 8871-BA-MP-XX-DR-A-(04)704 Rev PL	Collyhurst Village Tenure Plan - 8871-BA-MP-XX-DR-A-(04)704 Rev PL2
Proposed Site Layout plan - 8871-BA-MP-00-DR-A-(04)706 Rev PL	Proposed Site Location plan - 8871-BA-MP-00-DR-A-(04)706 Rev PL2
Plot A-GA Ground Floor Plan - 8871-BA-PA-00-DR-A-(04)000 Rev PL	Plot A-GA Ground Floor Plan - 8871-BA-PA-00-DR-A-(04)000 Rev PL2
Plot A-GA First Floor Plan - 8871-BA-PA-01-DR-A-(04)001 Rev PL	Plot A-GA First Floor Plan - 8871-BA-PA-01-DR-A-(04)001 Rev PL2
Plot A-GA Second Floor Plan - 8871-BA-PA-02-DR-A-(04)002 Rev PL	Plot A-GA Second Floor Plan - 8871-BA-PA-02-DR-A-(04)002 Rev PL2
Plot A-GA Third Floor Plan - 8871-BA-PA-03-DR-A-(04)003 Rev PL	Plot A-GA Third Floor Plan - 8871-BA-PA-03-DR-A-(04)003 Rev PL2
Plot A-GA Fourth Floor Plan - 8871-BA-PA-04-DR-A-(04)004 Rev PL	Plot A-GA Fourth Floor Plan - 8871-BA-PA-04-DR-A-(04)004 Rev PL2
Plot A-GA Fifth Floor Plan - 8871-BA-PA-05-DR-A-(04)005 Rev PL	Plot A-GA Fifth Floor Plan - 8871-BA-PA-05-DR-A-(04)005 Rev PL2
Plot A-GA Roof Plan - 8871-BA-PA-06-DR-A-(04)006 Rev PL	Plot A-GA Roof Plan - 8871-BA-PA-06-DR-A-(04)006 Rev PL2
Plot B-GA Ground Floor Plan - 8871-BA-PB-00-DR-A-(04)100 Rev PL	Plot B-GA Ground Floor Plan - 8871-BA-PB-00-DR-A-(04)100 Rev PL2
Plot B-GA First Floor Plan - 8871-BA-PB-01-DR-A-(04)101 Rev PL	Plot B-GA First Floor Plan - 8871-BA-PB-01-DR-A-(04)101 Rev PL2
Plot B-GA Second Floor Plan - 8871-BA-PB-02-DR-A-(04)102 Rev PL	Plot B-GA Second Floor Plan - 8871-BA-PB-02-DR-A-(04)102 Rev PL2
Plot B-GA Third Floor Plan - 8871-BA-PB-03-DR-A-(04)103 Rev PL	Plot B-GA Third Floor Plan - 8871-BA-PB-03-DR-A-(04)103 Rev PL2
Plot B-GA Roof Plan - 8871-BA-PB-04-DR-A-(04)104 Rev PL	Plot B-GA Roof Plan - 8871-BA-PB-04-DR-A-(04)104 Rev PL2
Plot D-GA Ground Floor Plan - 8871-BA-PD-00-DR-A-(04)300 Rev PL	Plot D-GA Ground Floor Plan - 8871-BA-PD-00-DR-A-(04)300 Rev PL2
Plot C-GA Ground Floor Plan - 8871-BA-PC-00-DR-A-(04)200 Rev PL	Plot C-GA Ground Floor Plan - 8871-BA-PC-00-DR-A-(04)200 Rev PL2
Plot C-GA First Floor Plan - 8871-BA-PC-01-DR-A-(04)201 Rev PL	Plot C-GA First Floor Plan - 8871-BA-PC-01-DR-A-(04)201 Rev PL2
Plot C-GA Second Floor Plan - 8871-BA-PC-02-DR-A-(04)202 Rev PL	Plot C-GA Second Floor Plan - 8871-BA-PC-02-DR-A-(04)202 Rev PL2
Plot C-GA Third Floor Plan - 8871-BA-PC-03-DR-A-(04)203 Rev PL	Plot C-GA Third Floor Plan - 8871-BA-PC-03-DR-A-(04)203 Rev PL2

Plot C-GA Fourth Floor Plan - 8871-BA-PC-04-DR-A-(04)204 Rev PL	Plot C-GA Fourth Floor Plan - 8871-BA-PC-04-DR-A-(04)204 Rev PL2
Plot C-GA Roof Plan - 8871-BA-PC-05-DR-A-(04)205 Rev PL	Plot C-GA Roof Plan - 8871-BA-PC-05-DR-A-(04)205 Rev PL2
Plot D-GA First Floor Plan - 8871-BA-PD-01-DR-A-(04)301 Rev PL	Plot D-GA First Floor Plan - 8871-BA-PD-01-DR-A-(04)301 Rev PL2
Plot D-GA Second Floor Plan - 8871-BA-PD-01-DR-A-(04)301 Rev PL	Plot D-GA Second Floor Plan - 8871-BA-PD-01-DR-A-(04)301 Rev PL2
Plot D-GA Third Floor Plan - 8871-BA-PD-03-DR-A-(04)303 Rev PL	Plot D-GA Third Floor Plan - 8871-BA-PD-03-DR-A-(04)303 Rev PL2
Plot D-GA Roof Plan - 8871-BA-PD-04-DR-A-(04)304 Rev PL	Plot D-GA Roof Plan - 8871-BA-PD-04-DR-A-(04)304 Rev PL2
Landscaping (Exterior Architecture)	
-	1994-EXA-00-GF-DR-L-108 Rev A (NOT FOR APPROVAL)
1994-EXA-00-GF-DR-L-100 Rev C	1994-EXA-00-GF-DR-L-100 Rev D
1994-EXA-00-GF-DR-L-102	1994-EXA-00-GF-DR-L-102 Rev A
1994-EXA-00-GF-DR-L-103 Rev A	1994-EXA-00-GF-DR-L-103 Rev B
1994-EXA-00-GF-DR-L-104 Rev A	1994-EXA-00-GF-DR-L-104 Rev B
1994-EXA-00-GF-DR-L-150	1994-EXA-00-GF-DR-L-150 Rev A
1994-EXA-00-GF-DR-L-201 Rev A	1994-EXA-00-GF-DR-L-201 Rev B
1994-EXA-00-GF-DR-L-203 Rev A	1994-EXA-00-GF-DR-L-203 Rev B
1994-EXA-00-GF-DR-L-300 Rev A	1994-EXA-00-GF-DR-L-300 Rev B
1994-EXA-00-GF-DR-L-301	1994-EXA-00-GF-DR-L-301 Rev A
1994-EXA-00-GF-DR-L-302 Rev A	1994-EXA-00-GF-DR-L-302 Rev B
1994-EXA-00-GF-DR-L-303 Rev A	1994-EXA-00-GF-DR-L-303 Rev B