

16th May 2022
CJG/KM/7891/C – 04

FAO Ms. Jennifer Atkinson
P O Box 532
Town Hall
Manchester
M60 2LA

Dear Ms. Atkinson,

SUBMITTED ONLINE

Re: Application of Non-Material Amendment: 328-336 Stockport Road. Approval Reference: 122945/FO/2019

We write with reference to our previous meetings and discussions on this site and now write on behalf of our client, to seek approval to the following non-material amendments to the above planning approval.

The amendments have arisen as a result of further detailed design work, which has been discussed with you, and has needed some minor changes that in line with our previous discussions, which we understand can be dealt with as a non-material amendment to the current approval.

This letter, drawings and application summarises the amendments proposed by this application.

Summary of Proposed Amendments

- 1) Reconfiguring the car park layout to 57 spaces (including 3 accessible, 3 tandem), which provides an additional parking space.
- 2) Removal of refuse chutes on all floors and adding small satellite stores at ground floor (a revised refuse strategy is being prepared and will follow).
- 3) As a result of minor internal layout adjustments, the mix of units has changed from 7 x townhouses, 32 x 1 Bed & 57 x 2 Bed to 7 townhouses, 31 x 1 Bed, 58 x 2 Bed. Still the same number of units but a slightly revised mix.

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- 4) Minor elevational changes, which include identification of secret fixed Equitone, and glazed spandrel panels between 2 storey vertical windows, and revised jointing setting out to upper floor panels.
- 5) Update roof to include renewable pv areas on the roofs.
- 6) Addition of external cat ladders to the rear elevation, 3 no ventilation grilles to south facing elevation, and addition of smoke vents upstands to rooftops.
- 7) Extended corridor to roof garden on 6th floor. Additional door on the west elevation on 4th floor.

Superseded Drawings

The following schedule identifies the approved drawings in one column and the new drawings to replace those as part of this non-material amendment. As requested in previous discussions, we have included additional drawings to indicate which grey panels will be secret fixed, surfaced fixed or part of the curtain wall.

Superseded Drawing Nos.	Replaced by Drawing Nos.	Description	Scale
7891-L(00)29A	-	Site Edged Red Plan – Location Plan	1:1250@A4
7891-L(00)32	-	Demolition Plan	1:1250@A4
7891-L(00)04G	7891-L(00)113A	Proposed Ground Floor	1:200@A2
7891-L(00)05G	7891-L(00)114A	Proposed First Floor	1:200@A2
7891-L(00)06G	7891-L(00)115A	Proposed Second Floor	1:200@A2
	7891-L(00)116A	Proposed Third Floor	1:200@A2
7891-L(00)07G	7891-L(00)117A	Proposed Fourth Floor	1:200@A2
7891-L(00)08G	7891-L(00)118A	Proposed Fifth Floor	1:200@A2
7891-L(00)09G	7891-L(00)119A	Proposed Sixth Floor	1:200@A2
7891-L(00)10A	7891-L(00)120A	Proposed Roof Plan	1:200@A2
7891-L(00)14B	7891-L(00)121A	Coloured Ground Floor	1:200@A2
7891-L(00)15A	7891-L(00)122A	Coloured First Floor	1:200@A2
7891-L(00)16A	7891-L(00)123A	Coloured Second Floor	1:200@A2
	7891-L(00)124A	Coloured Third Floor	1:200@A2
7891-L(00)17A	7891-L(00)125A	Coloured Fourth Floor	1:200@A2
7891-L(00)18A	7891-L(00)126A	Coloured Fifth Floor	1:200@A2
7891-L(00)19A	7891-L(00)127A	Coloured Sixth Floor	1:200@A2
7891-L(00)20A	7891-L(00)128A	Coloured Roof Plan	1:200@A2

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7891-L(00)43	7891-L(00)43B	Boundary Treatment	1:200@A2
7891-L(00)47	7891-L(00)47C	Privacy Distances	1:200@A2
7891-L(00)48	-	Access from Plymouth Grove West	NTS@A3
7891-L(00)49	-	Plymouth Grove West Frontage	NTS@A4
7891-L(00)50	-	Boundary Treatment - Frontage	NTS@A4
7891-L(00)30A	7891-L(00)133	Context Elevations	1:500@A2
7891-L(00)11E	7891-L(00)129	Building Elevations – Sheet 1	1:200@A2
7891-L(00)12C	7891-L(00)130	Building Elevations – Sheet 2	1:200@A2
7891-L(00)31A	7891-L(00)134	Coloured Context Elevations	1:500@A2
7891-L(00)26A	7891-L(00)131	Coloured Building Elevations – Sheet 1	1:200@A2
7891-L(00)27	7891-L(00)132	Coloured Building Elevations – Sheet 2	1:200@A2
7891-L(00)25	-	Building Sections	1:200@A2
7891-L(00)44A	-	Typical External Wall Detail 1	1:20@A1
7891-L(00)45A	-	Typical External Wall Detail 2	1:20@A1
7891-L(00)46A	-	Typical External Wall Detail 3	1:20@A1
7891-L(00)33A	-	View 1	NTS@A3
7891-L(00)34B	-	View 2	NTS@A3
7891-L(00)28D	-	Design and Access Statement	NTS@A3
-	7891-L(00)135	Elevation ID - Cladding_Sheet 1	1:200@A2
-	7891-L(00)136	Elevation ID - Cladding_Sheet 2	1:200@A2

Copies of the new drawings have been included in this submission. We have calculated the fee for the application to be £234 plus £32.20 service charge equating to a total amount of £266.20 including VAT. This fee will be paid separately by the client.

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I would ask you to register this application and advise if any further information is required.

If you wish to discuss any aspect of this with me, please do not hesitate to contact me.

Yours sincerely,

KA YIN MAN

Cc: **Via e-mail**
Mike Bagot : Rowlinson Constructions Ltd
Christian Gilham : Leach Rhodes Walker
Ka Yin Man : Leach Rhodes Walker
Richard Wardle : Leach Rhodes Walker

Planning File/CJG

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