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Submitted via Planning Portal (PP-09832335)

Dear Ian

S73 APPLICATION (MINOR MATERIAL AMENDMENT) FOR ALTERNATIONS TO PLANNING PERMISSION 127110/FO/2020 AT 123 CLARENCE ROAD, LONGSIGHT, M13 0YJ

Please find enclosed a S73 application to cover minor material amendments to planning permission 127110/FO/2020.

The application has been submitted via Planning Portal and includes:

- Completed application forms;
- Site Location Plan (drawing number 0622-P3A-XX-XX-DR-A-SK026 Rev P02)
- Proposed Ground Floor Plan (drawing number 0622-P3A-XX-XX-DR-A-SK017 P10);
- Proposed First & Second Floor Plan drawing number 0622-P3A-XX-XX-DR-A-SK018 P09);
- Third Floor Plan (drawing number 0622-P3A-XX-XX-DR-A-SK025 Rev P06);
- Proposed Site Plan (drawing number 0622-P3A-XX-XX-DR-A-SK022 Rev P12);
- Proposed Elevation 01 & 03 (drawing number 0622-P3A-XX-XX-DR-A-SK046 Rev P10);
- Proposed Elevation 02 & 04 (drawing number 0622-P3A-XX-XX-DR-A-SK043 Rev P09).

The application fee of £234 has already been paid in relation to a non-material amendment application which will no longer be pursued.

Parapet height

The original planning application set the third floor level in line with the existing roof slab. However, a structural survey identified an existing layer of screed laid to falls on top of the roof slab. It also established that the existing roof slab was not capable of carrying the new load. A new steel structure, essentially forming a raised floor, has therefore been designed to transfer the new loads to the existing columns. The steel level was set to clear the existing screed ridge.

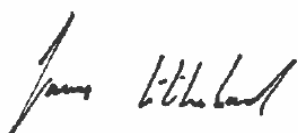
The new steel structure has raised the third floor level and subsequently the parapet height, which has been increased by approximately 520mm. The proposed window head and ceiling heights have been reduced to keep the parapet height as low as possible.

Other changes

- The third floor window heads have been reduced to keep the parapet height down. The window sills have been raised. The fenestration pattern has been amended to provide sufficient free area / openable lights for purge ventilation.
- Window head heights in the existing ribbon window openings have been reduced to suit new ceiling heights.
- Window and door heights on the ground floor along Clarence Road have been reduced and window sills raised following manufacturer recommendations.
- The plant room has been split into a separate meter and plant room. The louvred window has been omitted, to be filled in with reclaimed bricks, and the previously louvred door is now solid.
- Electric vehicle charging points have been positioned away from the building for fire safety reasons. Disabled parking spaces have subsequently been rearranged to improve access.
- The dry riser inlet has been repositioned to accommodate it within the wall build-up.
- Meter inlets have been omitted from ground floor apartments.
- 5 no. small gable windows have been omitted for buildability reasons.
- Windows to the rear stair core have been amended to include a solid look-a-like panel for fire safety.

We trust that this is in order, however, if you have queries please do not hesitate to contact me.

Yours sincerely



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