

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129553/NMC/2021

Date registered valid: 1 March 2021

Proposal: Non material amendment to planning permission referenced 125596/FO/2019 to allow elevational alterations to both the apartments and dwellinhouses, omission of one lift from apartment blocks A and F, reduction in the width of access deck walkways and floor areas to all apartment blocks, change to the canopy materials, changes to the garden dividers and a reduction in floor to floor heights and overall height of houses only.

Address: Coleshill Street, Manchester, M40 8HH

Ward(s): Miles Platting & Newton Heath Ward

Applicant: ENGIE Services Ltd & Landcare (East Manchester) Ltd C/o Agent

Agent (if any): Mr Ed Harvey Avison Young Norfolk House, 7 Norfolk Street, Manchester, M2 1DW

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 25 March 2021

Application details

Type of application: Non-Material Change Application

Development type: Minor Other

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of site/building

Planning permission (ref: 125596) was approved on 10th November 2020 to develop a housing-led mixed use redevelopment comprising: a maximum of 410 new dwellings (Class C3); and comprising Class E (maximum floorspace 744 sq.m GIA in total); recreation open space and landscaping; and associated access off Hulme Hall Lane, Varley Street and Iron Street, infrastructure provision and car parking

The topography of the site is predominantly flat but it does have some areas of mounding due to previous earthworks. It is regular in shape and is currently vacant industrial land, a former playing pitch and informal open space. This is grassed, with some trees in its corners and along the boundary with Iron Street. The former industrial element of site is secured by a mixture of boundary treatments including brick walls and piers and palisade fencing set above the wall between the piers, concrete post and panel fencing and palisade security fencing.

Access is currently provided from a number of points from Varley Street, Iron Street , Coleshill Street and Hulme Hall Lane. Primary access to the proposed development is to be provided via the existing A6010/Coleshill Street/Lord North Street signalised junction to the north-east and via Holland Street/Varley Street to the south-west. A spine road would run through the site connecting the two primary access junctions, and the alignment of the spine road has been designed to discourage through vehicle movements, with traffic calming measures to also be provided. The existing Coleshill Street connection with the A6010/Lord North Street signalised

junction is to be amended as part of the proposals and controlled pedestrian crossing facilities are to be provided. The main spine road would connect with the existing alignment of Holland Street to the south-west of the site, which in turn connects with Varley Street at an existing priority T-junction. The Danson Street/Holland Street junction would be amended so that Danson Street becomes the minor arm, giving way to movements on Holland Street.

Vehicular access is also to be provided via a number of connections with Iron Street to the south-east of the site, which would link through to the main spine road. A number of minor routes are to be provided to connect to the north-west of the spine road to provide access to the remainder of dwellings within the site.

Description of area

The application site covers an area of approximately 6.4 hectares and includes the former Manox site (chemical dye factory). It is bounded by the Rochdale Canal (and associated tow path) grassed brownfield land and commercial /industrial uses to the north. To the south is Iron Street; this area to the south is largely residential and includes a play area. There are further residential properties to the west across Varley Street is Victoria Mill (Grade II * listed Building) which has been converted to residential use. To the east across Alan Turing Way there are commercial /industrial uses.

Description of development

A non material amendment to planning permission referenced 125596/FO/2019 is sought to allow changes to the previously approved development.

The proposed revisions are detailed below.

- o Houses - reduction in floor to floor heights from 3m to 2.7m (per floor) to all houses within Plots A,B, C,D,E,F G,H,I ,J ,K,L , M and N;
- o Apartment blocks - replacement of metal cladding at high level of Apartment Blocks E, J and N to a brickwork finish;
- o Apartment blocks - change from precast concrete soffit panel to apartment access decks to PPC pressed aluminium to all apartment blocks;
- o Apartment blocks - Apartment Floor Area - reduction in the access deck widths and associated floor areas to all apartment blocks;
- o Mews House Only- Replacement of metal cladding with a brick which retains the unique identity;
- o Houses Only- Canopies change from precast concrete canopies to houses to PPC pressed aluminium clad canopies which retain the same size and form;
- o Houses Only- Change from precast concrete cladding to brick detailing;
- o Houses Only- Change precast concrete dwelling garden dividers to the Canal Tow Path houses to brick walls retaining house numbering.
- o Omission of 1 no.lift in blocks A and F only.

Consultations & Notification Responses

Not applicable.

However comments received directly from Cadent have been forwarded to the planning agent for consideration.

Issues

Policy Context

The policies relevant to this application are the same as for the previous approval 125596/FO/2019. These include policies SP1, T1, T2, H1, H2, H4, H8, EN1, EN3, EN4, EN5, EN6, EN9, EN10, EN11, EN14, EN15, EN16, EN18, EN19 and DM1 of the Core Strategy, saved policies DC7, and DC26, within the Unitary Development Plan and the guidance provided within the National Planning Policy Framework (Sections 5,8,9,11,12,14,15, and 16), NPPG, the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Providing Housing for Choice SPD, Manchester Residential Quality Guidance (2016), Manchester's Great Outdoors - a Green and Blue Infrastructure Strategy for Manchester (2015), East Manchester Strategic Regeneration Framework (2008 - 2018), Eastlands Regeneration Framework (March 2019), Section 66 of the Listed Building Act, Section 149 Equality Act 2010 and Section 17 Crime and Disorder Act 1998

Non material change

The proposed amendments have been assessed, and it can be confirmed that the changes are considered to be of a non-material nature and are considered to be acceptable to the City Council as the Local Planning Authority. The revisions to the proposed dwellinghouses include reduction in floor to floor heights from 3m to 2.7m (per floor) to all houses within Plots A,B, C,D,E,F G,H,I ,J ,K,L , M and N; a change from precast concrete canopies to houses to PPC pressed aluminium clad canopies which retain the same size and form; a change from precast concrete cladding to brick detailing, together with a change from precast concrete dwelling garden dividers to brick walls to the Canal Tow Path houses, and in relation to the proposed mew houses the approved metal cladding finish would be replaced by a brickwork finish which would be chosen to retain the unique identity the mews .

In regard to the omission of the profiled metal cladding and replacement with engineering brickwork, the colouration of the proposed brickwork has been chosen to retain the unique character of these streets and the connection to the industrial history of the site. The change to brickwork also removes any potential future risks associated with cladding.

In regard to the use of PPC aluminium canopies this would tie in with the PPC door and window frames on the elevations.

The replacement of the areas of precast cladding , with patterned use of textured brick should retain the quality of the proposed elevations and define the elevation typology from the rest of the site. The use of textured brickwork would provide a change on the façade which would provide modelling to the façade and help to break up frontage to the terrace

By replacing the garden dividers, this maintains the theme of brickwork over precast concrete, again to maintain coherency across the site.

The floor to floor heights (on all floors of houses only) have been reduced from 3m to 2.7m. Notably the actual floor to ceiling heights will remain the same at 2.4m. The reason for the reduction is because the build system was not known at planning submission stage. Now the build system is confirmed as using Structurally Insulated Panels (SIP), the floor to floor heights have been brought in line with requirements of this system, removing previously void allowances. The internal floor to ceiling heights for all the residential dwellings remain unchanged at 2.4m in line with Manchester Residential Quality Guide.

In regard to the apartments , the changes include the replacement of metal cladding at high level of Apartment Blocks E, J and N to a brickwork finish; a change from precast concrete soffit panels to apartment access decks to PPC pressed aluminium to all apartment blocks; a

reduction in access deck walkway widths and associated floor areas to all apartment blocks and the omission of 1 Lift to both blocks A and F only.

The approved scheme included metal cladding to the top floors of Blocks E, J and N; Blocks A and F are fully brick façades.

In considering an updated material for the top floors the intent has been to retain the discernible differentiation of these storeys and it is now proposed to achieve this by using an alternative brick or textured brick coursing on these top floors. This change would also remove any future risks associated with the use of cladding. The proposed revision would also maintain a visual difference whilst not introducing another material.

Where the top floors of Blocks E and N are flush with the façade generally at the entrance from Hulme Hall Road, the brick coursing from below will continue and will form a marker identifying this gateway into the site from the east.

Each apartment building is currently serviced by 2 lifts located in the main core. As all the apartment types are a minimum standard of M4(2), at least 1 lift needs to be provided to meet the requirements of Part M of the Building Regulations.

There are 3 Blocks which provide accessible M4(3) apartments on the upper floors and in these situations, a second lift has been retained should 1 lift be out of order. However, it is proposed that 1 no. lift is removed from Blocks A and F which would be re-purposed for use by the landlord as cleaning/store cupboards. The planning agent has indicated that the removal of a lift in each of Blocks A and F would also reduce the ongoing service charge for residents of these blocks.

It is considered that the use of PPC aluminium would tie in with the PPC door and window frames on the elevations, rather than the use of pre-cast concrete soffit panels.

As the buildings have been set out to brick dimensions any reductions to the overall width need to continue this. The apartment walkway widths had all been designed to provide a clear width of 1350mm from external wall of apartment to balustrade at the walkways' narrowest points. The minimum width required under Part M of the Building Regulations is 1200mm. It is proposed that walkway depths are reduced by 112.5mm (half a brick and mortar joint). Accordingly, all walkways would remain Part M compliance with a width of 1237.5mm at their narrowest points.

Whilst this generally affects external spaces it will also mean a small reduction in internal area of those apartments at the ends of the walkways and at ground floor level. For those apartments which are affected, the resultant area reduction would be less than 1sqm in all instances. All affected apartments would still exceed the National Design Space Standards (NDSS) and Manchester Residential Quality Guide area minimum requirements.

It is considered that the proposed revisions will not have a detrimental impact in terms of the visual appearance, and residential amenity of the residential development at the former Manox site on land at Coleshill Street

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have

made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

Paragraph One

The proposed amendments relates to the revisions are detailed below.

- o Houses - reduction in floor to floor heights from 3m to 2.7m (per floor) to all houses within Plots A,B, C,D,E,F G,H,I ,J ,K,L , M and N;
- o Apartment blocks - replacement of metal cladding at high level of Apartment Blocks E, J and N to a brickwork finish;
- o Apartment blocks - change from precast concrete soffit panel to apartment access decks to PPC pressed aluminium to all apartment blocks;
- o Apartment blocks - Apartment Floor Area - reduction in the access deck widths and associated floor areas to all apartment blocks;
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- o Houses Only- Canopies change from precast concrete canopies to houses to PPC pressed aluminium clad canopies which retain the same size and form;
- o Houses Only- Change from precast concrete cladding to brick detailing;
- o Houses Only- Change precast concrete dwelling garden dividers to the Canal Tow Path houses to brick walls retaining house numbering.
- o Omission of 1 no.lift in blocks A and F only.

Condition no. 2- Specified plans

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Site Location Plan (LEV-00-GF-DR-A-1000 Rev P1)

Existing Site Plan (LEV-00-GF-DR-A-1050 Rev P2);

Plots L & M Proposed Ground floor plan (LEV-00-GF-DR-A-1470 rev.P2)

Plot A - Proposed Perimeter Elevations (LEV-00-XX-DR-A-1600 rev. P2)

Plot A - Proposed Courtyard Sections (LEV-00-XX-DR-A-1601 rev. P3)

Plot B - Proposed Perimeter Elevations (LEV-00-XX-DR-A-1610 rev. P2)

Plot B - Proposed Courtyard Sections (LEV-00-XX-DR-A-1611 rev. P3)

Plot C - Proposed Perimeter Elevations (LEV-00-XX-DR-A-1620 rev. P3)

Plot C - Proposed Courtyard Sections (LEV-00-XX-DR-A-1621 rev. P2)

Plot D - Proposed Perimeter Elevations (LEV-00-XX-DR-A-1630 rev. P2)
Plot D - Proposed Courtyard Sections (LEV-00-XX-DR-A-1631 rev. P2)
Plot E - Proposed Perimeter Elevations (LEV-00-XX-DR-A-1640 rev. P3)
Plot E - Proposed Courtyard Sections (LEV-00-XX-DR-A-1641 rev. P2)
Plot F - Proposed Perimeter Elevations (LEV-00-XX-DR-A-1650 rev. P2)
Plot G - Proposed Perimeter Elevations (LEV-00-XX-DR-A-1660 rev. P2)
Plot G - Proposed Courtyard Sections (LEV-00-XX-DR-A-1661 rev. P3)
Plot H - Proposed Perimeter Elevations (LEV-00-XX-DR-A-1670 rev. P2)
Plot H - Proposed Courtyard Sections (LEV-00-XX-DR-A-1671 rev. P2)
Plot J - Proposed Perimeter Elevations (LEV-00-XX-DR-A-1690 rev. P3)
Plot J - Proposed Courtyard Sections (LEV-00-XX-DR-A-1691 rev. P2)
Plot K - Proposed Perimeter Elevations (LEV-00-XX-DR-A-1700 rev. P2)
Plot K - Proposed Courtyard Sections (LEV-00-XX-DR-A-1701 rev. P3)

GA Landscape Sections- 01 (LEV-00-GF-DR-L-1800 rev.P4)

Building A - Elevation Study (LEV-00-XX-DR-A-2300 rev.P1)

Building E - Elevation Study (LEV-00-XX-DR-A-2301 rev.P2)

Air Quality Assessment Project No. 443593/AQ01 (03);Crime Impact Statement November 2019 GM 10776 001 v2.0;Framework Construction and Management Plan; Heritage Environmental Desk Based Assessment; Noise Impact Assessment rev.B dated 26.11.2019; Statement of Community Involvement; Supporting Planning Statement; Financial Viability Statement ; Waste Management Strategy Proforma; Energy Statement rev.B;

Interpretative Phase 2 Ground Investigation report R01 ; Composite site summary ground works Strategy; Interpretative Phase 2 ground investigation report Zone 5W;Interpretative Phase 2 ground investigation report Zone 7; Factual Ground Investigation report; Factual ground investigation report zone 7; Factual ground investigation report zone 5W;Preliminary Remediation strategy.

Stamped as received 29th November 2019

Report to support a Habitat Regulations Assessment ref: 2019-176b dated August 2019 received 13th December 2019

Flood Risk Assessment and Drainage Strategy report ; received by email on 13th December 2019;

Letter dated 18th February 2020 from planning agent regarding Open space provision; Ecology Survey and Assessment dated July 2019 ref 2019 -176 received 2nd January 2020; Viability Appraisal letter 14th February 2020;

Fire Strategy in email dated 25th February 2020 from the planning agent , and attached Fire Engineering Stage 3 report - Fire Strategy revision 3 - 14 February 2020by Hoare Lea;
Letter dated 25th February 2020 from Wardell Armstrong relating to Secure by Design matters; Open Space Assessment dated February 2020 received by email 6th March 2020;

Supporting plans and letter from planning agent dated 8th April 2020;

Sitewide Landscape plan - Illustrative (LEV-00-GF-DR- L- 1250 rev.P3)

Sitewide Landscape plan - Hardscape (LEV-00-GF-DR- L- 1251 rev.P10)

Sitewide Landscape plan - Softscape (LEV-00-GF-DR- L- 1252 rev.P6)

Plots A& F Proposed Ground floor plan (LEV-00-GF-DR-A-1400 rev.P5)
Plots A& F Proposed First floor plan (LEV-00-GF-DR-A-1401 rev.P5)
Plots A& F Proposed Second floor plan (LEV-00-GF-DR-A-1402 rev.P4)
Plots A& F Proposed Third floor plan (LEV-00-GF-DR-A-1403 rev.P4)
Plots A& F Proposed Fourth floor plan (LEV-00-GF-DR-A-1404 rev.P5)
Plots A& F Proposed Roof plan (LEV-00-GF-DR-A-1405 rev.P3)

Plots B& G Proposed Ground floor plan (LEV-00-GF-DR-A-1410 rev.P5)
Plots B& G Proposed First floor plan (LEV-00-GF-DR-A-1411 rev.P5)
Plots B& G Proposed Second floor plan (LEV-00-GF-DR-A-1412 rev.P5)
Plots B& G Proposed Roof plan (LEV-00-GF-DR-A-1413 rev.P5)

Plots C& H Proposed Ground floor plan (LEV-00-GF-DR-A-1420 rev.P4)
Plots C& H Proposed First floor plan (LEV-00-GF-DR-A-1421 rev.P4)
Plots C& H Proposed Second floor plan (LEV-00-GF-DR-A-1422 rev.P4)
Plots C& H Proposed Roof plan (LEV-00-GF-DR-A-1423 rev.P4)

Plot D Proposed Ground floor plan (LEV-00-GF-DR-A-1430 rev.P4)
Plot D Proposed First floor plan (LEV-00-GF-DR-A-1431 rev.P4)
Plot D Proposed Second floor plan (LEV-00-GF-DR-A-1432 rev.P4)
Plot D Proposed Roof plan (LEV-00-GF-DR-A-1433 rev.P4)

Plot E Proposed Ground floor plan (LEV-00-GF-DR-A-1440 rev.P4)
Plot E Proposed First floor plan (LEV-00-GF-DR-A-1441 rev.P4)
Plot E Proposed Second floor plan (LEV-00-GF-DR-A-1442 rev.P3)
Plot E Proposed Third floor plan (LEV-00-GF-DR-A-1443 rev.P3)
Plot E Proposed Fourth floor plan (LEV-00-GF-DR-A-1444 rev.P5)
Plot E Proposed Roof plan (LEV-00-GF-DR-A-1445 rev.P3)

Plots I & J Proposed Ground floor plan (LEV-00-GF-DR-A-1450 rev.P8)

Plot K Proposed Ground floor plan (LEV-00-GF-DR-A-1460 rev.P4)
Plot K Proposed First floor plan (LEV-00-GF-DR-A-1461 rev.P4)
Plot K Proposed Roof plan (LEV-00-GF-DR-A-1462 rev.P4)

Plot N Proposed Ground floor plan (LEV-00-GF-DR-A-1480 rev.P5)

Western Gateway - Proposed Landscape Plan (LEV-00-GF-DR-L-1500 rev.P5)
Canal Green - Proposed Landscape Plan (LEV-00-GF-DR-L-1501 rev.P5)
Holland Gardens - Proposed Landscape Plan (LEV-00-GF-DR-L-1502 rev.P4)
Neighbourhood Green - Proposed Landscape Plan (LEV-00-GF-DR-L-1503 rev.P5)
Eastern Gateway - Proposed Landscape Plan (LEV-00-GF-DR-L-1504 rev.P4)

Plot F - Proposed Courtyard Sections (LEV-00-XX-DR-A-1651 rev. P3)
GA Landscape Sections- 02 (LEV-00-GF-DR-L-1801 rev.P5)
GA Landscape Sections- 03 (LEV-00-GF-DR-L-1802 rev.P4)

Building F - Elevation Study (LEV-00-XX-DR-A-2302 rev.P2)
Building J - Elevation Study (LEV-00-XX-DR-A-2303 rev.P2)

External Substations - Elevation Study (LEV-00-XX-DR-A-2400 rev.P1)
Vehicle Tracking - Fire Appliance (JR00755_WES_00_XX_DR_D_024 rev.P2)
Design and Access Statement rev.E -April 2020
Schedule 1- Car Parking Management Plan April 2020

Travel Plan rev.B - April 2020

Transport Assessment rev.B - April 2020

Preliminary Controlled Water Risk Assessment (13-887 R1 -1 February 2020)

Remediation Method Statement by McAuliffe received by email 21st April 2020;

Coal Mining Features and Mitigation plan (LEV - 00 - GF - DR - A - 1206 rev. P2) received 6th July 2020

Viability Appraisal 14th August 2020

Change to mix of accommodation 25th August 2020.

Schedule 1 site plan and schedule 2 -affordable housing plots plan received 14th August 2020

Sitewide Landscape General Arrangement) LEV-00-GF-DR-L-1254 rev.P2) ;

Site wide Street Elevations (LEV-00-XX-DR-A-1300 rev.P2);

Sitewide Street elevations - Sheet 2 (LEV-00-XX-DR- A- 1301 rev.P3);

Plots I & J Proposed First floor plan (LEV-00-GF-DR-A-1451 rev.P9);

Plots I & J Proposed Second floor plan (LEV-00-GF-DR-A-1452 rev.P7);

Plots I & J Proposed Third floor plan (LEV-00-GF-DR-A-1453 rev.P7);

Plots I & J Proposed Roof plan (LEV-00-GF-DR-A-1454 rev.P6);

Plots L& M Proposed First floor Plan ((LEV-00-GF-DR-A-1471 rev.P3);

Plots L& M Proposed Second floor Plan ((LEV-00-GF-DR-A-1472 rev.P3);

Plots L& M Proposed Roof Plan (LEV-00-GF-DR-A-1473 rev.P3);

Plot N Proposed First floor plan (LEV-00-GF-DR-A-1481 rev.P6)

Plot N Proposed Second floor plan (LEV-00-GF-DR-A-1482 rev.P5);

Plot N Proposed Third floor plan (LEV-00-GF-DR-A-1483 rev.P5)

Plot N Proposed Fourth floor plan (LEV-00-GF-DR-A-1484 rev.P6)

Plot N Proposed Roof plan (LEV-00-GF-DR-A-1485 rev.P5);

Plot I - Proposed Perimeter Elevations (LEV-00-XX-DR-A-1680 rev. P3)

Plot I - Proposed Courtyard Sections (LEV-00-XX-DR-A-1681 rev. P5)

Plot L - Proposed Perimeter Elevations (LEV-00-XX-DR-A-1710 rev. P3)

Plot L - Proposed Courtyard Sections (LEV-00-XX-DR-A-1711 rev. P3)

Plot M - Proposed Perimeter Elevations (LEV-00-XX-DR-A-1720 rev. P3)

Plot M - Proposed Courtyard Sections (LEV-00-XX-DR-A-1721 rev. P3)

Plot N - Proposed Perimeter Elevations (LEV-00-XX-DR-A-1730 rev. P3)

Plot N - Proposed Courtyard Sections (LEV-00-XX-DR-A-1731 rev. P4)

Building N - Elevation Study (LEV-00-XX-DR-A-2304 rev.P2)

Arboricultural Impact Assessment rev.3 and Arboricultural Method Statement and Sitewide Landscape plan - Tree Removal (LEV-00-GF-DR- L- 1253 rev.P5) ;
received by email 21st August 2020;

076298-CUR-00-XX-DR-C-95700 rev.P3 Vehicle Tracking -large refuse vehicle site layout
received by email 4th September 2020.

Sitewide Masterplan - Ground Floor (LEV-00-GF-DR-A- 1200 rev.P11)

Sitewide Masterplan - First Floor (LEV-00-GF-DR-A- 1201 rev.P10)

Sitewide Masterplan - Second Floor (LEV-00-GF-DR-A- 1202 rev.P10)

Sitewide Masterplan - Third Floor (LEV-00-GF-DR-A- 1203 rev.P10)
Sitewide Masterplan - Fourth Floor (LEV-00-GF-DR-A- 1204 rev.P10)
Sitewide Masterplan - Roof (LEV-00-GF-DR-A- 1205 rev.P8)
Sitewide Landscape General Arrangement Plan (Dwg no. LEV-00-GF-DR-L-1254 Rev P2)
Updated Estate Management Plan
received by email 8th September 2020.

Contaminated Land Site Characterisation Report ref:13-887-R4-1 July 2020 received by email dated 9th September 2020.

Revised phasing plan received 11.09.2020 together with email dated 11.09.200 from the planning agent stating that this plan relates purely to the phased completion of building works and as such does not relate to the remediation phasing.

3547A - LEV - 00 - GF - DR - A - 1210 _ Site wide tenure plan - ground floor
3547A - LEV - 00 - 01 - DR - A - 1211- Site Wide Tenure Plan - First Floor
3547A - LEV - 00 - 02 - DR - A - 1212 - Site Wide Tenure Plan - Second Floor
3547A - LEV - 00 - 03 - DR - A - 1213 - Site Wide Tenure Plan - Third Floor
3547A - LEV - 00 - 04 - DR - A - 1214 - Site Wide Tenure Plan - Fourth Floor
3547A - LEV - 00 - 05 - DR - A - 1215 Site Wide Tenure Plan - Roof Plan
Received 27th October 2020

AS AMENDED BY

Sitewide Masterplan - Ground Floor (LEV-00-GF-DR-A- 1200 rev.P12);
Sitewide Masterplan - First Floor (LEV-00-GF-DR-A- 1201 rev.P11);
Sitewide Masterplan - Second Floor (LEV-00-GF-DR-A- 1202 rev.P11);
Sitewide Masterplan - Third Floor (LEV-00-GF-DR-A- 1203 rev.P11);
Sitewide Masterplan - Fourth Floor (LEV-00-GF-DR-A- 1204 rev.P11);
Sitewide Masterplan - Roof (LEV-00-GF-DR-A- 1205 rev.P9);
Site wide Street Elevations - Sheet 1 (LEV-00-XX-DR-A-1300 rev.P3);
Sitewide Street elevations - Sheet 2 (LEV-00-XX-DR- A- 1301 rev.P4);

Plots A& F Proposed Ground floor plan (LEV-00-GF-DR-A-1400 rev.P7);
Plots A& F Proposed First floor plan (LEV-00-GF-DR-A-1401 rev.P7) ;
Plots A& F Proposed Second floor plan (LEV-00-GF-DR-A-1402 rev.P6);
Plots A& F Proposed Third floor plan (LEV-00-GF-DR-A-1403 rev.P6);
Plots A& F Proposed Fourth floor plan (LEV-00-GF-DR-A-1404 rev.P7);
Plots A& F Proposed Roof plan (LEV-00-GF-DR-A-1405 rev.P5);

Plot E Proposed Ground floor plan (LEV-00-GF-DR-A-1440 rev.P6);
Plot E Proposed First floor plan (LEV-00-GF-DR-A-1441 rev.P6);
Plot E Proposed Second floor plan (LEV-00-GF-DR-A-1442 rev.P5);
Plot E Proposed Third floor plan (LEV-00-GF-DR-A-1443 rev.P5);
Plot E Proposed Fourth floor plan (LEV-00-GF-DR-A-1444 rev.P7);
Plot E Proposed Roof plan (LEV-00-GF-DR-A-1445 rev.P5);

Plots I & J Proposed Ground floor plan (LEV-00-GF-DR-A-1450 rev.P10);
Plots I & J Proposed First floor plan (LEV-00-GF-DR-A-1451 rev.P11);
Plots I & J Proposed Second floor plan (LEV-00-GF-DR-A-1452 rev.P9);
Plots I & J Proposed Third floor plan (LEV-00-GF-DR-A-1453 rev.P9);
Plots I & J Proposed Roof plan (LEV-00-GF-DR-A-1454 rev.P8);

Plot N Proposed Ground floor plan (LEV-00-GF-DR-A-1480 rev.P7);
Plot N Proposed First floor plan (LEV-00-GF-DR-A-1481 rev.P8);
Plot N Proposed Second floor plan (LEV-00-GF-DR-A-1482 rev.P7);
Plot N Proposed Third floor plan (LEV-00-GF-DR-A-1483 rev.P7);
Plot N Proposed Fourth floor plan (LEV-00-GF-DR-A-1484 rev.P8);
Plot N Proposed Roof plan (LEV-00-GF-DR-A-1485 rev.P7);

Plot A - Proposed Perimeter Elevations (LEV-00-XX-DR-A-1600 rev. P3);
Plot A - Proposed Courtyard Sections (LEV-00-XX-DR-A-1601 rev. P4);
Plot B - Proposed Perimeter Elevations (LEV-00-XX-DR-A-1610 rev. P3);
Plot B - Proposed Courtyard Sections (LEV-00-XX-DR-A-1611 rev. P4);
Plot C - Proposed Perimeter Elevations (LEV-00-XX-DR-A-1620 rev. P4);
Plot C - Proposed Courtyard Sections (LEV-00-XX-DR-A-1621 rev. P3);
Plot D - Proposed Perimeter Elevations (LEV-00-XX-DR-A-1630 rev. P3);
Plot D - Proposed Courtyard Sections (LEV-00-XX-DR-A-1631 rev. P3);
Plot E - Proposed Perimeter Elevations (LEV-00-XX-DR-A-1640 rev. P4);
Plot E - Proposed Courtyard Sections (LEV-00-XX-DR-A-1641 rev. P3);
Plot F - Proposed Perimeter Elevations (LEV-00-XX-DR-A-1650 rev. P3);
Plot F - Proposed Courtyard Sections (LEV-00-XX-DR-A-1651 rev. P4);
Plot G - Proposed Perimeter Elevations (LEV-00-XX-DR-A-1660 rev. P3);
Plot G - Proposed Courtyard Sections (LEV-00-XX-DR-A-1661 rev. P4);
Plot H - Proposed Perimeter Elevations (LEV-00-XX-DR-A-1670 rev. P3);
Plot H - Proposed Courtyard Sections (LEV-00-XX-DR-A-1671 rev. P3);
Plot I - Proposed Perimeter Elevations (LEV-00-XX-DR-A-1680 rev. P4);
Plot I - Proposed Courtyard Sections (LEV-00-XX-DR-A-1681 rev. P6);
Plot J - Proposed Perimeter Elevations (LEV-00-XX-DR-A-1690 rev. P5);
Plot J - Proposed Courtyard Sections (LEV-00-XX-DR-A-1691 rev. P3);
Plot K - Proposed Perimeter Elevations (LEV-00-XX-DR-A-1700 rev. P3);
Plot K - Proposed Courtyard Sections (LEV-00-XX-DR-A-1701 rev. P4);

Plot L - Proposed Perimeter Elevations (LEV-00-XX-DR-A-1710 rev. P4);
Plot L - Proposed Courtyard Sections (LEV-00-XX-DR-A-1711 rev. P4);
Plot M - Proposed Perimeter Elevations (LEV-00-XX-DR-A-1720 rev. P4);
Plot M - Proposed Courtyard Sections (LEV-00-XX-DR-A-1721 rev. P4);
Plot N - Proposed Perimeter Elevations (LEV-00-XX-DR-A-1730 rev. P4);
Plot N - Proposed Courtyard Sections (LEV-00-XX-DR-A-1731 rev. P5);

Building A - Elevation Study (LEV-00-XX-DR-A-2300 rev.P2);
Building E - Elevation Study (LEV-00-XX-DR-A-2301 rev.P3);
Building F - Elevation Study (LEV-00-XX-DR-A-2302 rev.P3);
Building J - Elevation Study (LEV-00-XX-DR-A-2303 rev.P3);
Building N - Elevation Study (LEV-00-XX-DR-A-2304 rev.P3);

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Paragraph 2

Following an assessment of the details submitted, I can confirm that the proposed amendment is 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 residential amenity of any nearby properties.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected

Site of Biological Interest - Name: Rochdale Canal, Stott's Lane - Ducie Street Basin

Coal Authority - Development High Risk - Name: DEVELOPMENT HIGH RISK AREA

Coal Authority - Development Low Risk - Name: DEVELOPMENT LOW RISK AREA

Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface

HSE COMAH Zone - H1485 MZ - Bradford Road Holder Station (East) Middle Zone

HSE COMAH Zone - H3595 OZ - Bradford Road Holder Station (West) Outer Zone

HSE COMAH Zone - H1485 OZ - Bradford Road Holder Station (East) Outer Zone

Hazard - Degussa Limited

Historic Landfill Site 250m Buffer -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: NORTH1