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5 March 2021
Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Rob Griffin

Re. Siemens Phase 2 – Application for Minor-Material Amendments to Planning Permission Ref: 123963/JO/2019

Please find enclosed an application under Section 73 of the Town and Country Planning Act 1990 (as amended) for Minor-Material Amendments ('MMA') to Planning Permission Ref. 123963/JO/2019, dated 11 January 2021.

The Description of Development as written on the Decision Notice is as follows:

Variation of Condition 2 attached to planning permission reference Number: 117303/FO/2017 to allow for amendments to the layout, number of parking spaces proposed and housing type of the second phase of the residential development

Background & Scope of Application

Planning permission was granted in March 2017 under a hybrid planning application for the residential development on the site for 44 apartments and 47 houses (Ref: 114529/OO/2016). Subsequently in February 2018 Full Planning Permission was granted for 50 apartments and 45 houses (Ref: 117303/FO/2017).

PJ Livesey has since implemented planning permission ref: 117303/FO/2017, with a number of the houses now complete. In response to sales feedback the scheme was then amended via application reference 123963/JO/2019. The works relating to this consent were complete in 2020 but the application was not approved until January 2021.

This consent earmarked an area that was still abeyance as a final phase. That final phase, and therefore the entire development, is now nearly complete and this application seeks to regularise the development and secure consent for that which has been constructed.

The most notable difference is the increase in an additional dwelling, but with an overall reduction in total residential floorspace delivered.

The application also provides details of the remaining conditions that need to be discharged.

Minor Material Amendments to the Approved Development

The siting of the development remains unchanged from that which was approved by the City Council with minor changes proposed to the car parking, scale, layout, and housing typology.

In the context of the approved scheme on the site, the principle of the development, the design and scale proposed is clearly established.

Design

The proposed variation seeks consent for the below changes to the following Plots;

- Plot 22 – No change to house type. Turning head moved from its approved location adjacent to this Plot;
- Plots 23 & 24 – House types changed from link-detached Type 5A's to detached Type 4D (23) & 4Dv (24).
- Plot 25 – House type changed from detached Type 5A to detached Type 4D.
- Plot 26 – Plot now moved to northern side of road, in lieu of turning head which has moved. Detached Type 13D in substitution of Type 6.
- Plot 47 – New plot – additional unit – Detached Type 6v proposed for this plot. Turning head re-located to its west.
- Plots 27 & 28 - House types changes from link-detached Type 4's to detached Type 5B's. Turning head-relocated to their east.

Environmental Impact Assessment (“EIA”) Screening

The approved Phase 2 development was subject to an EIA assessing the entire Siemens Campus development, incorporating four planning applications across Phases 1 - 5. A single Environmental Statement (“ES”) was submitted with the original application (Ref: 117303/FO/2017) approved February 2018.

Due to the limited nature and scale of the changes to the approved Phase 2 development proposed in this application, the conclusions of the ES are unchanged by the current proposals.

Condition Discharge

A number of conditions have been discharged or partially discharged by MCC in accordance with the requisite time triggers under Planning Permission ref. 123963/JO/2019. Some conditions require further information to be submitted. Some of this is submitted with this application whilst more will follow during the determination of the applications as per below:

- 1 – Plans – Needs updating to reflect revised plans to be approved via this application.
- 5 - Acoustic insulation – Requested information submitted with this application.
- 7 – Highways works - Requested information submitted with this application.
- 9 - TV Baseline Survey - Requested information submitted with this application.
- 10 – Travel Plan - Requested information submitted with this application.
- 11 – Secure By Design – Audit instructed. Report to follow.
- 14 – Energy measures - Requested information submitted with this application.
- 18 – Car charging points – Plan to be submitted.

Justification for additional 1 dwelling

The implemented development (reference 117303/FO/2017) consisted of 50 apartments and 45 dwellings. Approval reference 123963/JO/2019 did not change this. The constructed development consists of 50 apartments and 46 dwellings. Whilst this is an increase in one dwelling, the overall amount of residential square footage proposed is very different and is confirmed below:

Reference	Approval Date	Units Approved	Approved Residential Floorspace
117303/FO/2017	1 February 2018	50 apartments 45 dwellings	122,609 ft ²
123963/JO/2019	11 January 2021	50 apartments 45 dwellings	124,471 ft ²
Constructed	N/A	50 apartments 46 dwellings	123,388 ft ²

Overall the dwellings constructed are smaller than those approved and this, along with efficient design, has allowed room on site for an additional dwelling without compromising the design quality of the overall scheme.

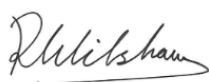
Whilst we are seeking approval for 1 additional dwelling on site, the total amount of residential floorspace to be delivered on site is now less than that which was previously approved. Accordingly, it is therefore appropriate to approve this proposed development via the form of application submitted. There will clearly be no material impact on of the following issues given the reduction in residential floorspace proposed:

- Traffic and Transport
- Air Quality
- Wind Microclimate
- Ecology

This application has been submitted via the Planning Portal (Ref: PP-09601942) and supporting fee of £234 has been paid online.

If you require any further information, please feel free to contact me.

Yours sincerely



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