MANCHESTER CITY COUNCIL

Planning

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Miss Bryony Preston
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2 Woodville Road
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Date: 1 December 2020

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission
Application No: 128582/NMC/2020
Description: Non material amendment to planning permission referenced 127087/JO/2020 to allow changes to northern boundary and around the existing and new sub-stations, changes to brick type of perforated brick boundary and omission of sub-station parking bay
Location: Land At, Abbey Hey Lane, Manchester,

I refer to your application for a non-material amendment to planning permission reference 119149/FO/2018.

The proposed amendment relates to the substitution of the approved low wall with railing boundary treatment to a black coloured railing (with concrete upstand below) of the same height to the northern boundary and to the rear of the substations on Abbey Hey Lane and around the existing and new sub-stations; the use of Cumberland Blend brick for the perforated walling on the northern elevation of the development , and the omission of the sub-station parking space.

Following an assessment of the details submitted, I can confirm that the proposed amendments are 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 building or on the residential amenity of any nearby properties.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 119149/FO/2018. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 119149/FO/2018 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

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

Statement of Community Involvement received by e-mail dated 10th April 2018, further amended by drop in consultation on 26th April 2018.

E-mail dated 19th April 2018 ;

Plan refs: 4332_1100rev. B (location plan) , 4332_1200 rev.E (ground and first floor plans) 4332_1201 rev.C (second and third floor plans) ; 4332_1202D,(communal facilities plan); 4332_1600 rev.D (waste container and cycle stores); 4332_8001 (northern footpath site layout) ; 4332_1700 (artists impression street scene); 3380.02A (landscape plan);

Flood Risk Assessment by GeoAssist Limited ref: 5746/SBK FRA v.1.00
Drainage Strategy report by Scott Hughes ref: 3238-OO-ZZ-RP-C.0001 January 2018 revision 1 received on 28th February 2018;
Bat Roost Assessment (Trees) March 2018 by Urban Green;
Arboricultural Impact Assessment January 2018 by Urban Green;
Design and Accdess Statement
Crime Impact Statement Version B 15th March 2018 ref: 2016/0092/CIS/01;
Air Quality Assessment by Miller Goodall ref: 101774;
Affordable Housing Statement;
Use Statement for Extra Care Housing;
Transport Technical Note by SCP ref: DR16040/TN02 rev.A dated 17th May 2018;
Swept path plan ref: SCP/16040/ATR02 - Hollybush Street
Swept path plan ref: SCP/16040/ATR01 rev.A - Abbey Hey Lane
External lighting schedule by Kingfisher lighting and lighting plan ref : D32546/JM/A;
Energy Statement ref:02-18-67413 ES1
Waste Management Strategy
Drainage Strategy Report by Scott Hughes
Flood Risk Assessment by GeoAssist Limited
Phase I Desk Study and Preliminary Contaminated Land Risk Assessment by GeoAssist Limited
Phase II Contaminated Land Risk Assessment by GeoAssist Limited
Ground Investigation- Geotechnical by GeoAssist Limited
Plan re: 3380 03 rev.A (Planting plan) and 3380 02 rev.B (Landscape Plan) received by e-mail on 7th June 2018.

Plan ref: 4332_8000 rev.K (proposed site layout); 4332_1350 rev.D (Elevations sheet 1); 4332_1351 rev.D (Elevations sheet 2); received by e-mail on 12th June 2018.

As amended by

4332_1201 rev.D (second and third floor plans) ;
3384-SHD-00-ZZ-DR-C-0001 rev.C3 (Levels GA)
4332_1350 rev.H (Elevations sheet 1) notwithstanding the design of the substation ;
4332_1351 rev.H (Elevations sheet 2)
22/093/PR1 rev.002 (Plant room schematic)
4332/SK41/visuals - Gable Ends; 4332/SK42/visuals - Front Entrance; 4332/SK43/visuals - Bin/cycle store(notwithstanding bin capacity shown;
Supporting Information: Environmental Standards Statement Energy ref: Z26387;
Supporting Information: Correspondence from Ground Heat dated 31.03.2020: Bellamy Court Plant Room
Supporting Information: Ground Heat: GSHP Method Statement
received 8th June 2020

Plan ref: 22/093/BF1 rev.001 (Borefield Layout) received by email 17th June 2020
Plan ref :4332-1600 rev.F (waste container and cycle store) received 14th July 2020.

Plan ref: 4332_8000 rev.N (proposed site layout) and 4332_8001 rev.A (northern footpath site layout) received 15th July 2020;

As amended by
Plan refs : 1350 rev. J (Elevations Sheet 1); 4332_8000 rev. Q (Proposed Site Layout Plan
4332_8001 rev. B (Northern Footpath Site Layout); Site Boundary visuals 01 and Site Boundary visuals 02 received 13th November 2020.

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

3) The development shall be implemented in accordance with the materials listed below, and on the 4332_Gorton Extra Care External Materials List, in the locations shown in the submitted visuals of the front, rear and courtyard views and elevations shown on plan refs: 4332_1350 rev. J (elevations sheet 1) and 4332_1351 rev.H (elevations sheet 2) , as revised by the use of Ibstock, Cumberland Blend 65mm for Facing Brick 1.

Walls
Facing Brick 1 - Ibstock, Cumberland Blend 65mm
Mortar for Facing Brick 1 - Natural
Facing Brick 2 - Ibstock, Priory Red Multi
Mortar for Facing Brick 2 - Natural
Juliet balcony framing - Solid aluminium metal cladding, polyester powder coated RAL 7016
Central entrance surround - Solid aluminium metal cladding, polyester powder coated RAL 7016
Waste Container & Cycle Store - vertical, close boarded timber
Roof
Main roofing material - Marley Rivendale fibre cement slate effect riven tile with a thin leading edge, Blue/black
Low pitch roofing material ('link' section and residents bin store) - VMzinc standing seam roof
Windows, Doors and Curtain Walling
Apartments - UPVC, RAL 7016 (Anthracite grey) externally; white internally
Communal Areas and corridor ends - Aluminium, RAL 7016 (Anthracite grey)
Services Areas - Louvred doors and inserts to be aluminium, RAL 7016 (Anthracite grey)
Boundary Treatments
Walls - Ibstock, Priory Red Multi to match the building with concrete, single weathered concrete coping
Railings - polyester powder coated metal, black
Fencing - timber close boarding with timber gravel board and posts
External Surface Treatments (to be read in conjunction with the landscape proposal
Car park - tarmacadam
Shared Surface Car Park - block paving
Paving at Entrance and Communal Patios - large format stone effect paving
Garden Paths - Coloured asphalt, Tarmac Buff Quartzite or similar
Apartment patios - block paving

As amended by 4332_Gorton Extra Care External Materials List_Revision D and product specification reg: Etex (eternit) Thrutone - Small Format Tile (blue-black)to be used on the roof of the proposed waste container and cycle store

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

24) The proposed charging points for vehicles shall be implemented in accordance with the details shown on site ref: 4332 - 8000 rev.Q (proposed site layout plan).

Reason - To assist promoting the use of sustainable forms of travel, pursuant to policies SP1, T2 and DM1 of the Core Strategy (2012) and the Guide to Development in Manchester SPD (2007).

29) The development shall be implemented in accordance with the Access Statement ,and plan refs: 4332 - 8000 rev.Q (proposed site layout plan), and 3384-SHD-00-ZZ-DR-C-0001 rev.C3 (Levels GA) relating to Levels around Bin / Cycle Store.
The approved details shall be implemented before the development is first brought into use.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of the Unitary Development Plan for the City of Manchester saved policy DC7, and policy DM1 of the Core Strategy for Manchester (2012).

31) Notwithstanding the details shown on plan refs: 4332_1350 rev.J (elevations sheet 1), prior to the erection of the substation , finalised details designs of the substation , including elevational design ,materials and colouration , together with a methodology and design details of the hard and soft landscaping treatment of the site adjacent to the substation, shall be submitted to and approved in writing by the City Council as local planning authority .The development shall be implemented in accordance with the approved details.

Reason - In the interests of visual amenity and in the interest of highway safety, pursuant policy , SP1 , EN1, DM1 of the Core Strategy for Manchester (2012).

Should you wish to discuss the matter further, please contact Sue Wills using the details above.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing