Jones Lang LaSalle Ltd
Landmark 1 Oxford Street Manchester M1 4PB
+44 (0)161 828 6440

jll.co.uk

Planning
Manchester City Council
P O Box 532
Manchester
M60 2LA

Our ref Quick Lane Gorton

21 September 2020

Dear Sir/Madam,

35 Garratt Way, Gorton
Variation of Conditions relating to 126080/FO/2020
Change of use from retail (Class A1) to a flexible use of tyre and auto centre (Class B2) and retail (Class A1) together with external alterations and amendments to car park

I write on behalf of our client, Ford Retail Limited, to seek permission to vary a number of conditions attached to 126080/FO/2020, granted on 20th May 2020. Our client seeks to make a number of minor amendments to the development as set out in the approved plans and to agree a sample of the materials proposed.

In addition to this cover letter, please find attached:

- The application form;
- Substitute Plan – Proposed Layout ref QLG-001 RevC; and
- Substitute Plan – Proposed Elevations ref QLG-002 RevC

A sample of the proposed brick to be used at the site has been submitted to Manchester City Council on 22nd September.

The statutory planning application fee of £234 was paid via the Planning Portal.

Background

JLL submitted an application on behalf of the developer, FPC (Gorton) Limited, for 'Change of use from retail (Class A1) to a flexible use of tyre and auto centre (Class B2) and retail (Class A1) together with external alterations and amendments to car park'. This application was approved with a number of conditions on 20th May 2020.

The incoming occupier, Ford Retail Limited, trading as Quick Lane, identified a number of minor constraints which have resulted in a number of small amendments to the scheme being sought and approval of proposed materials. As such, an application to substitute two plans is being made under Section 73 of the Town & Country Planning Act 1990. In addition to Condition 2 which lists the approved plans, a number of other conditions include references to the plans which the applicant seeks to vary and as such minor alterations are required to these conditions however there will be no consequential impact on the operation of these conditions.

Proposed Amendments

The applicant has identified an operational issue with the proposed roller shutter doors as approved in the original submission are no longer considered workable as the internal roof height combined with the area required for the doors to fold away to when the doors are open mean that there would be insufficient height to operate a car lift; a key component of in a vehicle maintenance unit such as this. As such, replacement doors are proposed which require less volume when open, allowing the site to function as intended. Vison panels are retained in the alternative doors to remain constant with the approved plans.

The incoming gas supply to the building is located adjacent to the customer personnel door. Introduction of limited additional brickwork is proposed to hide this fixture to present a better appearance to customers and passers-by.

Condition 3 of the consent relates to a pre-commencement condition which required submission of a sample of the proposed brick to the Council for approval. The applicant proposes submitting this sample as part of this s73 application.

The applicant proposes the following amendments including text to be removed and new text inserted in red:

Condition 2 – Substitution of Plans
The development hereby approved shall be carried out in accordance with the following drawings and documents:
Plan ref: ~~19.0062/SK01 rev.E (Proposed Quick Lane elevations)~~ QLG-002 RevC (Proposed Elevations); ~~119-0062/SK02 rev.B (proposed Quick Lane ground floor plan)~~ QLG-001 RevC (Proposed Layout);9-0062/SK03 rev.B (proposed Quick Lane site plan);19-0062/SK04 (existing elevations); 19-0062/SK05 (existing location plan);19-0062/SK06 (existing site plan);GBS/1737/001(existing layout) ; Design and
Access Statement; Planning Statement ; Transport Note; stamped as received 3rd February 2020

Planning Noise Impact Assessment (ref: RK2941/20067/Rev.0); waste management strategy date stamped received 5th March 2020;

Email from planning agent 5th March 2020 in relation to hours of operation
Email from planning agent 6th March 2020 in relation to waste storage
Email from planning agent 22nd April 2020 in relation to operational matters and highways impacts.
Email from planning agent 28th April 2020 in relation to security measures.
Email from planning agent 30th April 2020 in relation to waste oils.
Email from planning agent 15th May 2020 in relation to removal of palisade fencing, and confirmed of recessed shutter boxes

Plan ref: 3649 101(Landscape layout); 3649 201(Planting Plan)received by email on 14th May 2020.

Condition 3 – Approval of Material Sample
The brick used for the infilled walls shall match in colour, form and texture the sample submitted for approval on 22nd September 2020.

Condition 9 – Substitution of Plans
Bicycle parking shall be implemented in accordance with the details on have been provided in accordance with details on plan ref: 19-0062/SK03 rev.B, ~~19.0062/SK01 rev.E~~. QLG-002 RevC and ~~119-0062/SK02 rev.B (proposed Quick Lane ground floor plan)~~ QLG-001 RevC (Proposed Layout); prior to the first occupation of the development. These facilities shall then be permanently retained and reserved for bicycle parking whilst the building is occupied.

Condition 10 - Substitution of Plans
The Electric charging point in the location shown on plan refs: 19-0062/SK03 rev.B, ~~19.0062/SK01 rev.E~~. QLG-002 RevC and ~~119-0062/SK02 rev.B (proposed Quick Lane ground floor plan)~~ QLG-001 RevC (Proposed Layout); sall be implemented prior to the first occupation of the development. This facility shall then be permanently retained whilst the building is occupied.

I trust the information provided in this application is sufficient however should you require any further information, please do not hesitate to contact me.

Yours faithfully,



Tom Robinson
Direct line 0161 828 6437
Mobile 07841 860930
tom.robinson@eu.jll.com