

Ref: 127087/JO/2020

19/06/2020

Sue Wills
Principal Planner
Development Management North
Planning
Growth and Development Directorate.
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
P.O.BOX 532
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Dear Sue Wills

Re: Gorton Extra Care: 119149/FO/2018

'Erection of a part three, part four storey extra care facility (comprising 106 apartments and ancillary cafe/restaurant and hair and beauty uses) with associated car parking, landscaping and boundary treatment.'

Variations to Conditions Application: 127087/JO/2020

The Variations to Conditions Application we have recently submitted, seeks to formalise the following design changes to Gorton Extra Care under the stated conditions below;

Condition 2

The revised information submitted for this condition is as stated:

- Drawings: 4332_1201 rev.D (second and third floor plans) ; 4332_1202D,(communal facilities plan); 4332_1600 rev.E (waste container and cycle stores); 4332_8001 rev.A (northern footpath site layout); Plan ref: 4332_8000 rev.M (proposed site layout); 4332_1350 rev.H (Elevations sheet 1); 4332_1351 rev.H (Elevations sheet 2)
- Supporting Information: Energy Statement ref: Z26387.2 Bellamy Court ESS 2020-06-04-PA

This is to formalise the following changes:

- The reconfiguration of the bin and cycle store to tie in with the existing levels.
- Replacement of the gable end louvers with recessed brick panels because louvers were not required
- Dry riser inlets indicated to comply with Building Regulations.
- Adjustments to stairwell window transoms on the west elevation to avoid clashing with the stair.
- Installation of a smoke shaft which penetrates through the lower pitch linking section of the roof to comply with Building Regulations.
- Introduction of the required new substation alongside the existing substation and amendments to the car park in that area to accommodate it.
- Changes to the boundary around the new substation from metal railing to a low brick wall with railings over.
- Changes to the west boundary from a close boarded timber fence to a metal mesh fencing.
- Energy Statement revised to include the installation and use of sustainable and renewable technologies: Ground Source Heat Pump. Details of the Ground Source Heat Pump system and borefield layout have also been provided.

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'Pozzoni' and 'Pozzoni Architecture' are trading names of Pozzoni Architecture Limited (a company registered in England and Wales with registered number 9412906). The registered office of Pozzoni Architecture Limited is Woodville House, 2 Woodville Road, Altrincham, WA14 2FH.

Condition 3

The revised information submitted for this condition is as stated:

- Drawings: 4332_1350H (Planning_Elevations Sheet 1); 4332_1351H (Planning_Elevations Sheet 2)
- Supporting Information: 4332_Gorton Extra Care External Materials List_Revision D
- Product Information: Etex (eternit) Thrutone - Small Format Tile (blue-black)

This is to formalise the following changes:

- Change of the roof material for the bin and cycle store from VWzinc to a small format fibre cement tile.

Condition 7

The revised information submitted for this condition is as stated:

- Supporting Information: Energy Statement ref: Z26387.2 Bellamy Court ESS 2020-06-04-PA
- Supporting Information: 22_093_1_ES_01_I1_Bf1 - Borefield layout
- Supporting Information: 22_093_PR2
- Supporting Information: Ground Heat: Story Bellamy Court
- Supporting Information: Ground Heat: GSHP Method Statement

This is to formalise the following changes:

- Energy Statement revised to include the installation and use of sustainable and renewable technologies: Ground Source Heat Pump.
- Details of the Ground Source Heat Plump system and borefield layout have also been provided.

Condition 24

The revised information submitted for this condition is as stated:

- 4332 - 8000 rev.M (proposed site layout plan)

This is to formalise the following changes:

- The amendments to the car park area which will be affected by the new substation location and access requirements.

Condition 31

The revised information submitted for this condition is as stated:

- 3384-SHD-00-ZZ-DR-C-0001 Levels GA
- 4332 - 8000 rev.M (proposed site layout plan)

This is to formalise the following changes:

- The changes of levels as a result of the reconfigured bin and store cycle store and to demonstrate compliance for mobility impaired persons considering route widths, levels and gradients.

If you require any further information to support the above application, please contact us.

Yours faithfully

for and on behalf of Pozzoni Architecture Limited



Eleanor McCallum