

16042/NMA\_3 /200207

7<sup>th</sup> February 2020

FAO Technical Support Team  
Planning Department  
Manchester City Council  
PO Box 532  
Town Hall  
Manchester  
M60 2LA

Application Number **125388/NMC/2019**

Dear Sir / Madam,

**Potato Wharf Blocks 3 & 4, Castlefield, Manchester**  
**Applications for Non-Material Amendment to Full Planning Permission Ref. 109335/FO/2015/C1**

Thank you for your letter dated 13<sup>th</sup> January in response to our application for Non-Material Amendments to the approved Full Planning Permission 109335/FO/2015/C1. Further to your letter regarding application number 125388/NMC/2019; the councils' comments regarding elements of the application that are unable to be supported and our meeting with Lucy Harrison at the Town Hall on the 14<sup>th</sup> January 2020 we would like to respond as follows:

**Block 3 & 4 Updates**

**Green Retaining Structure to the rear of the car park:**

As discussed during a meeting with the council on the 14<sup>th</sup> January, we have taken on board the councils' comments and views regarding our original proposal for this retaining wall and we have changed it to a high-quality masonry wall instead. We believe this better reflects the quality and design intent the council are looking for. This design is shown on Landscape Projects drawing L-106 Rev P4 and L-0214 Rev P2

**Overall Increase in levels**

The original Non-Material application looked to increase levels in excess of a metre over the original approved levels (based on what was approved under 109335/FO/2015/C1). We understand that the council viewed this as being a material change. Following discussions with the planning authority, the client / contractor has agreed to minimise the overall increase in height being proposed so that the increase between the original approval (under 109335/LO/2015/C1) and what is now proposed is no more than 1m. Please also note that further surveying of the site has shown that the existing levels are in places higher than original thought anyway – take Section A of drawing 254173-LPP-90-SW-L00-SEC-L-0301 Rev P4 as an example. The increase in levels along the viaduct edge of the proposed car park are shown on Landscape Projects drawing 254173-LPP-90-SW-L00-SEC-L-0301-P4. We trust that what is proposed is deemed more acceptable.

## Landscaping Updates

It was also highlighted in the invalidity letter, that certain other landscaping changes such as moved trees had not been highlighted in the table of amendments. These should have been included originally. The two trees in question of been moved due to the services in the area and the need to avoid clashes to ensure the services are accessible and the trees can thrive.

It should be noted that there are two other areas highlighted on the landscape architects plans. One area covers additional localised landscape mounds between the two proposed Block's and behind the substation and the mounded approved ridge that separates the River Medlock footpath and the rest of the scheme. These mounds are minimal in height and are screened by the existing proposals / levels / buildings / planting already. They are to provide more growing substrate for some of the proposed planting and looking from outside the scheme inwards would not be noticeable given the already approved planting. We trust the change is amenable.

It is also noted within the invalidity letter a point regarding the river Medlock wall – please be aware that since the original application was submitted, due to erosion, vegetation cut back and flow of the river, the embankment itself has natural changed. What is shown on the proposals is a more accurate representation of the riverbank, but fundamentally the principals and relative location are as per the original application.

Further to your request for further information on key aspects of the application, please see below in point order from your letter information requested in order to validate the application 125388/NMC/2019;

Please see enclosed the following document as requested,

- a. Minor Amendments Supporting Document – this document sets out all proposed minor amendments as part of the application, along with their relevant approved drawings and proposed revised drawings.
- b. All relevant drawings included within this application have been clouded & annotated to highlight all proposed changes.

| Drawing Title                          | Approved Drawing Reference         | Amended Drawing Reference                  |
|----------------------------------------|------------------------------------|--------------------------------------------|
| Proposed Site Plan                     | 16042-A0750-T2                     | <b>16042-P0750-A</b>                       |
| Site Elevations                        | 16042-A1150-T2                     | <b>16042-P1150-A</b>                       |
| Site Section A-A & Visuals             | 16042-A1155-T2                     | <b>16042-P1155-A</b>                       |
| Landscape GA                           | 254173-LPP-90-SW-L00-DPL-L-0001-P8 | <b>254173-LPP-90-SW-L00-DPL-L-0001-P15</b> |
| Hard Landscape Plan 1                  | 254173-LPP-90-SW-L00-DPL-L-0002-P9 | <b>254173-LPP-90-SW-L00-DPL-L-0002-P15</b> |
| Hard Landscape Plan 2                  | 254173-LPP-90-SW-L00-DPL-L-0003-P9 | <b>254173-LPP-90-SW-L00-DPL-L-0003-P15</b> |
| Car Park Sections                      | 254173-LPP-90-SW-L00-DSE-L-0106-P2 | <b>254173-LPP-90-SW-L00-DSE-L-0106-P4</b>  |
| Viaduct Cycle Store                    | 254173-LPP-90-SW-L00-DET-L-0200-T2 | <b>254173-LPP-90-SW-L00-DET-L-0200-P1</b>  |
| Viaduct Car Parking Fencing & Walling  | 254173-LPP-95-SW-L00-DET-L-0214-T3 | <b>254173-LPP-95-SW-L00-DET-L-0214-P2</b>  |
| Viaduct Elevations                     | 254173-LPP-95-SW-L00-DET-L-0300-P1 | <b>254173-LPP-95-SW-L00-DET-L-0300-P2</b>  |
| Viaduct Sections Existing and Proposed | 254173-LPP-95-SW-L00-SEC-L-0301-P1 | <b>254173-LPP-95-SW-L00-SEC-L-0301-P4</b>  |
| Viaduct Sections                       | n/a                                | <b>254173-LPP-90-SW-L00-DSE-L-0107-C3</b>  |

All other drawings listed in condition 2 of 109335/FO/2015/C1 will remain in place.

**Enclosed Documents**

As mentioned previously, the application is accompanied by the following supporting documents:

- Minor Amendments Supporting Document;
- Revised Drawings– as referenced in the table above.

We look forward to receiving written confirmation that the application has been registered. Should you have any further queries relating to this application or any of the supporting information please contact us using the details listed above.

Please note that alongside the Non-Material Amendment Application we have also submitted a Listed Building Consent Application – Ref 125663/LO/2019.

Yours sincerely  
for **WEEDON ARCHITECTS LLP**

A handwritten signature in black ink, appearing to read 'D Vanderson', followed by a long horizontal line.

**David Vanderson**  
**Director**