

16042/NMA_3 /191205

5th December 2019

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

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 13th November 2019 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; and the councils' comments regarding elements of the application that are unable to be supported we would like to respond as follows:

Block 3 & 4 Updates

Green Roof; we no longer propose any change and omitting the green roof will no longer form part of the application. The green roof will be retained in line with the previously approved application 109335/FO/2015/C1 & the approved drawing Block 3 Roof Plan - 16042-A3018-T5.

Landscaping Updates

Reduction of Bollards; The number of bollards will no longer be changed and will not form part of this application. The existing layout & number of bollards shown on the approved drawings Landscape GA - 254173-LPP-90-SW-L00-DPL-L-0001-P11 & Hard Landscape Plan 2 - 254173-LPP-90-SW-L00-DPL-L-0003-P11 as part of the previously approved application 109335/FO/2015/C1 will be retained.

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;

- 1) Please see enclosed the following document as requested,
 - 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.
- 2) All relevant drawings included within this application have been clouded & annotated to highlight all proposed changes. Any drawings no longer required have been removed from the list & the additional drawings requested as part of the proposal to increase levels within the car parking area have been included. The amended drawings are now as follows:

Drawing Title	Approved Drawing Reference	Amended Drawing Reference
Proposed Site Plan	16042-A0750-C3	16042-P0750-A
Site Elevations	16042-A1150-T2	16042-P1150-A
Site Section A-A & Visuals	16042-A1155-T2	16042-P1155-A
Landscape GA	254173-LPP-90-SW-L00-DPL-L-0001-P11	254173-LPP-90-SW-L00-DPL-L-0001-P13
Hard Landscape Plan 1	254173-LPP-90-SW-L00-DPL-L-0002-P12	254173-LPP-90-SW-L00-DPL-L-0002-P13
Hard Landscape Plan 2	254173-LPP-90-SW-L00-DPL-L-0003-P11	254173-LPP-90-SW-L00-DPL-L-0003-P13
Car Park Sections	254173-LPP-90-SW-L00-DSE-L-0106-P2	254173-LPP-90-SW-L00-DSE-L-0106-P3
Viaduct Cyclestore	254173-LPP-90-SW-L00-DET-L-0200-T2	254173-LPP-90-SW-L00-DET-L-0200-C1
Viaduct Car Parking Fencing & Walling	254173-LPP-95-SW-L00-DET-L-0214-T3	254173-LPP-95-SW-L00-DET-L-0214-P1
Viaduct Elevations	254173-LPP-95-SW-L00-DET-L-0300-T4	254173-LPP-95-SW-L00-DET-L-0300-P1
Viaduct Sections Existing and Proposed	254173-LPP-95-SW-L00-SEC-L-0301-P1	254173-LPP-95-SW-L00-SEC-L-0301-P3

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

- 3) Drawings 254173-LPP-90-SW-L00-DSE-L-0106-P2 & 254173-LPP-95-SW-L00-DEY-L-0214-T3 are included as requested (see drawing list table).
- 4) The change in level along the southern edge of the carpark is an average of 493mm increase on the levels approved as part of the previous NMA application (118024/NMC/2017). The levels along the northern edge of the car park remain the same.
- 5) The viaducts are approximately 16.5m tall and therefore this minor increase in levels should be reviewed in this context. The existing levels under the viaduct already vary from 25.76 to 26.90, so this small increase in levels beneath the structure is not easily perceived when viewed from both within the plot itself and viewed from the other side of the canal. The impact therefore on the view of the viaduct is minimal. However, as requested this NMA application will have a corresponding listed building consent application that will be submitted by the end of this week (6th December 2019).
- 6) We no longer propose to change the ground floor terrace balustrades to metal vertical flat balustrade. All ground floor terrace balustrades to both sides of Blocks 3 & 4 will remain as metal post and handrail with glass infill panel in line with the approved application 109335/FO/2015/C1 & the approved elevation drawings Block 3 Elevation 3 16042-A3152-T10, Block 4 Elevation 1 16042-A4150-T7 & Block 4 Elevation 3 16042-A4152-T7.

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.

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