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Our Ref: 2019-048
Your Ref: PP- 08229426

Ms Jeni Regan
Senior Planner
Manchester City Council
Town Hall
Manchester
M60 2LA

16th October 2019

Dear Jeni,

Re: Submission of Application under Section 73 of the Town and Country Planning Act 1990 Land at Carruthers Street and Piercy Street, Manchester (Ref: 122420/FO/2019)

We write to you on behalf of our client, Urban Splash, to submit an application in accordance with Section 73 of the Town and Country Planning Act 1990 in relation to the above site. On 29th May 2019 full planning permission (Ref. 122420/FO/2019) was granted by Manchester City Council. The consent is for:

"Proposed erection of a residential development comprising 17 no. 3 storey houses, with associated car parking, landscaping and boundary treatments"

Since this permission was obtained discussions took place in regards to the location of the bicycle parking. It has been agreed that it would be beneficial for the cycle store to be moved to a more secure location.

Details of the approved bicycle parking scheme has been specified in Condition 10, including the number of the approved drawing. The wording of the condition is as follows:

Condition 10

'The development hereby approved shall be completed in accordance with the scheme for the provision of space and facilities for bicycle parking as shown on the approved plan numbered Ground Floor Plan PS (PL) 100a stamped as received by the City Council, as Local Planning Authority, on the 26th April 2019. The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode o transport in order to comply with policies SP1, T1 and DM1 of the Core Strategy.'

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This planning application seeks to vary Condition 10 by substituting the approved plan of the bicycle parking scheme. The revised scheme provides the same number of bicycle parking spaces in a more secure location.

Approved Plan	Replacement Plan
Ground Floor Plan (Drawing no. PS (PL) 100a)	Site Plan – Scheme overview (Drawing no. PS (00) 110f)

The application has been submitted today via the Planning Portal (Ref: 08229426).

We trust that the above information and the submitted documentation allows the application to be validated expediently and for us to commence working towards a prompt and positive decision.

Please do not hesitate to contact me should you require any further information or if you have any queries.

Yours sincerely,



Nick Lee
Managing Director
On behalf of NJL Consulting