

16042/NMA_3/191106

6th November 2019

FAO Lucy Harrison
Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Lucy,

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

Please find enclosed an application under Section 96a of the Town and Country Planning Act 1990 for Non-Material Amendment to Planning Permission 109335/FO/2015/C1, which was granted on 03 November 2015. The Applicant is Lendlease Residential (North West) Ltd.

Background

Planning Permission 109335/FO/2015/C1 (and Listed Building Consent 109336/LO/2015/C1), comprises the second phase of the Potato Wharf development and includes 191 residential units in Blocks 3 and 4 to be sold on the open market. Blocks 1 and 2 of the Potato Wharf scheme have already been delivered by Lend Lease in 2015 under a separate planning permission.

Following a strategic review of the 2015 planning permission, a Non-Material Amendment (application ref: 118024/NMC/2017 and Listed Building Consent 117971/LO/2017) was submitted to make minor alterations and additions to the full planning permission (ref: 109335/FO/2015/C1). Both applications were approved in December 2017. The approved planning scheme was subsequently implemented during 2018.

A further Non-Material Amendment (application ref: 123035/NMC/2019) was submitted following early enabling works requiring a re-design of the structural stabilisation of the riverbank, and the subsequent conclusion that Block 4 needed to move back 1.5m in order to accommodate this. This application was approved in April 2019.

With the ever-changing compliance landscape & the length of time between the original approved application and the project starting on site, the client and consultants involved as part of the project have reviewed the scheme and propose to make minor alterations to the existing full planning permission. These amendments are as follows;

Block 3 & 4 Updates

- **Green Roof;** the approved design included a bio-diverse green roof covering part of the roof area of both blocks. The revised design has omitted this green roof. Due to increased levels of fire safety, the inclusion of the green roof raised a concern over the installation of a fire break, and whether this would provide a sufficient safety barrier.

The roof is largely unseen as part of the scheme, and as a result of an uplift in the landscaping to the courtyard and surrounding area, the loss of the green roof would not have a detrimental impact on the site, but would serve to improve the areas of green space that can be enjoyed by residents of Blocks 3 & 4.

- **Ground Floor Terrace Balustrades;** the approved balcony design included a metal structure and fascia, which consisted of a metal post and handrail with glass infilled panel. The revised scheme proposes to amend the ground floor terrace balconies on both sides of Block 4, as well as those facing onto the courtyard of Block 3, to a metal vertical flat balustrade. The overall ground level in this area has increased, and the proximity of the balustrade to the adjacent soft landscaping would result in any glazing requiring more maintenance through cleaning.
The metal balustrade with planted boundary in front also offers an improved level of privacy and will provide an enhanced solution through a higher quality product.

Landscaping Updates

- **Car Parking;** an uplift in levels is proposed to the southern edge of the car park, in order to simplify the drainage strategy, omitting the need for multiple channel drains within the footprint of the viaduct as previously proposed, and instead relying on the single channel drain running parallel. As a result of this increase in levels, the amount of material being retained on site has increased, improving the sustainability of the design.
- **Reduction of Bollards;** the approved design included a line of bollards along the southern boundary of the site. The revised design proposes to reduce the number of bollards along the boundary, removing them from areas where there are no parking spaces, and they are therefore thought to not be necessary, simplifying the boundary design.
- **Viaduct Cycle Store;** the internal layout of the cycle store has been amended to avoid any clashes between the cycle racks and the internal security fence.

Amended Drawings

It is proposed to replace the following drawings as part of this application:

Drawing Title	Approved Drawing Reference	Amended Drawing Reference
Proposed Site Plan	16042-A0750-C3	16042-P0750--
Site Elevations	16042-A1150-T2	16042-P1150—
Site Section A-A & Visuals	16042-A1155-T2	16042-P1155--
Block 3 Elevation 1	16042-A3150-T5	16042-P3150--
Block 3 Elevation 2 & 4	16042-A3151-T7	16042-P3151--
Block 3 Elevation 3	16042-A3152-T10	16042-P3152--
Block 3 Ground Floor	16042-A3010-T7	16042-P3010--
Block 3 Roof	16042-A3018-T5	16042-P3018--
Block 4 Elevation 1	16042-A4150-T7	16042-P4150--
Block 4 Elevation 2 & 4	16042-A4151-T6	16042-P4151--
Block 4 Elevation 3	16042-A4152-T7	16042-P4152--
Block 4 Ground Floor	16042-A4010-T6	16042-P4010--
Block 4 Roof	16042-A4018-T4	16042-P4018--

Landscape GA	254173-LPP-90-SW-L00-DPL-L-0001-P11	254173-LPP-90-SW-L00-DPL-L-0001-P12
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-P12
Viaduct Cyclestore	254173-LPP-90-SW-L00-DET-L-0200-T2	254173-LPP-90-SW-L00-DET-L-0200-C1
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-P2

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

Summary

We consider that the changes to the approved scheme are all non-material for the following reasons:

- The changes will not change the scale and form of the originally approved scheme. It simply seeks to deliver improved landscaping works and enhancement to the materiality of the building.
- The proposed changes to the scheme will not result in any significant changes to the development approved as described on the Decision Notice.
- The original approvals were supported by a full national and local planning policy justification. Therefore, as with the original approvals, the proposals are not contrary to any national or local policies.
- The proposals do not seek to increase the height of the building, nor do they include the movement of external walls outwards more than a thickness of a wall or introduce any windows which could potentially permit overlooking of other properties.

As set out above, the proposed amendments are not material changes and do not significantly alter the intention of the planning permission. As such we consider that the amendments are acceptable to be approved under Section 96A of the Town and Country Planning Act 1990. As set out in the Planning Practice Guidance, we would ask that a decision is made within 28 days of the date of this letter.

Enclosed Documents

On the basis of the above, the application is accompanied by the following supporting documents:

- Completed Application Form and Notices;
- Application Fee of £234; and,
- Drawings– as referenced in the table above.

We look forward to receiving written confirmation that the application has been registered. Should you have any 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**



David Vanderson
Director