SATPLAN
PLANNING & DEVELOPMENT

SATPLAN LTD
The Bridgewater Complex
36 Canal Street
Liverpool L20 8AH

OUR REF: SAT188-001/1-5 Plymouth Grove, Manchester/Conditions 8 & 26 Non-Material Amendment/18-04-19
YOUR REF:
DATE: 18th April 2019

Mr Carl Glennon,
Planning Officer,
Strategic Development,
Development Management North,
Planning,
Manchester City Council,
Floor 6 Town Hall Extension,
PO Box 532,
Manchester,
M60 2LA

Sent via Planning Portal ONLY

Non-material Amendment Application at Former 1-5 Plymouth Grove, Manchester, M13 9PZ

Dear Carl,

SATPLAN LTD, on behalf of Plymouth Grove Property Developments Ltd, hereby apply to Manchester City Council for a non-material amendment application in relation to the approved residential development at 1-5 Plymouth Grove, Manchester as approved under planning permission reference 115969/FO/2017.

This application is seeking the amendment of the wording of Conditions 8 and 26 of the original planning consent, in order to enable Plymouth Grove Property Developments Ltd (the Applicant) to implement the planning permission, which remains extant until 11th October 2020.

In support of this application the following documents have been submitted through the Planning Portal (reference PP-07790998), together with this cover letter, as part of this non-material amendment:

- Application form and duly signed ownership certificates; and
- Site location plan.

The requisite application fee of £234.00 has been paid to Manchester City Council via the Planning Portal.

Condition 8 Amendment

Condition 8 of planning permission reference 115969/FO/2017 is written as follows:

> *"No development shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority.*
> *In order to avoid/discharge the above drainage condition the following additional information has to be provided:*

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i. *Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements);*
ii. *Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity. The flood water should be routed away from the buildings and towards the less vulnerable areas i.e. open spaces, car parks and roads;*
iii. *Construction details of flow control and SuDS elements."*

The current condition wording is not possible, as development will have to commence in order for the surface water drainage works to be implemented. It is therefore requested that the condition be amended as follows, which requires agreement of surface water details pre commencement:

> *"**No development shall take place until details of the surface water drainage works, in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards, have been submitted to and approved in writing by the Local Planning Authority.***
> *In order to discharge the above drainage condition the following additional information has to be provided:*
> i. *Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements);*
> ii. *Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity. The flood water should be routed away from the buildings and towards the less vulnerable areas i.e. open spaces, car parks and roads;*
> iii. *Construction details of flow control and SuDS elements."*[1]

Condition 26 Amendment

Condition 26 of planning permission reference 115969/FO/2017 is written as follows:

> *"Within 3 months of the date of the planning permission, an air quality impact assessment for the development shall be submitted to and approved in writing by the City Council as local planning authority. Any agreed measures shall be implemented prior to occupation of the residential unit and thereafter maintained in situ."*

In this regard an Air Quality Impact Assessment should have been submitted to the Council for consideration by 11th January 2018. At that time the Applicant was not in a position to undertake and submit an Air Quality Impact Assessment, but is now able to do so. I understand from discussions with you that the three month requirement was an arbitrary timeframe that was suitable for the Applicant of the original permission at the time. Importantly, there were no planning reasons that specifically required the submission of an Air Quality Impact Assessment by 11th January 2018.

[1] Please note that the emphasis is for identification of amended/replacement condition wording only

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The key trigger for this condition is to understand the air quality of the site and surrounding area, and identify any associated mitigation requirements, ahead of the development commencing so that the identified mitigation measures can be installed prior to the occupation of the apartments. The Applicant is willing to prepare and submit an Air Quality Impact Assessment as part of discharging conditions for planning permission 115969/FO/2017, however in order to comply with the condition we request that the condition be reworded as follows:

> *"**Prior to commencement of development** an air quality impact assessment for the development shall be submitted to and approved in writing by the City Council as local planning authority. Any agreed measures shall be implemented prior to occupation of the residential unit and thereafter maintained in situ."*

Summary and Conclusion

There are no other changes proposed to any condition or element of the approved development as part of planning permission 115969/FO/2017.

The proposed condition amendments ensure that the details required by the current conditions will still be met in full, however the triggers for provision of these details will enable the extant permission to be implemented. These proposals are therefore considered to comprise of a non-material amendment, and I trust that they can be approved without delay.

I trust the information submitted with the application is appropriate and can be registered and validated expeditiously. If there is anything further that we can assist with, please do not hesitate to contact me.

Yours sincerely

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