Russells
Construction

25th April 2019

Manchester City Council
Planning Team
PO BOX 532
Town Hall
Manchester
M60 2LA

Dear Mr Robert Griffin,

Land off Leestone Road: Planning Permission 121021/FO/2018 – Variation of Conditions No. 2 and 10.

We are seeking a variation to conditions 2 and 10 of Planning Permission 121021/FO/2018 "Erection of Building to form two no. separate units of B8 Warehouse with ancillary A1 Trade Counter (410 sqm Gross Externall Area each) and associated works including site access, car parking, service yard and landscaping following demolition of existing buildings"

Condition 2
We are seeking to amend Condition 2 which relates to the approved drawings. We are seeking to amend the Proposed Site Plan AS615-04 Rev. E to Proposed Site Plan AS615-04 Rev. H.

The reason for the amendment to the Site plan is due to the minor relocation of the Site Access into the Site, there are no adverse highway implications with re-locating the access and it will have a negligible impact, and the access has only been relocated due to the existing infrastructure on Site in the form on an existing BT Box and an existing telegraph pole.

To relocate the access we have lost 2 parking spaces, however a General B2 requires a space of 1:45sqm, Business Parks 1:35sqm and B8 1:100sqm. The Gross Floor Area remains at 820sqm, and sets a requirement of either 23/24 therefore the loss of 2 space still means that we are above the necessary requirement/standards with the retention of 23 spaces (including the necessary cycle and disability provision).

Condition 10
We are seeking to amend Condition 10 which relates to the Opening Hours of the approved units. The approved Opening Hours are:

- Monday to Friday: 0700-1900 Hours;
- Saturday: 0900-1700 Hours;
- Sunday and Bank Holidays 0900-1700 Hours;

We are seeking to extend the opening hours to the following:

- Monday to Friday: 0700-2000 Hours;
- Saturday: 0700-1800 Hours.

This is due to the occupier of Unit 2 seeking to aline with the opening hours of their national strategy. The amendments to the hours are minor and are considered to be acceptable.

Yours sincerely,

Thomas Relph
Senior Planner