GVA Grimley

81 Fountain Street
Manchester
M2 2EE
Telephone: +44 (0)8449 02 03 04
Facsimile: +44 (0)161 956 4009
www.gvagrimley.co.uk

PLANNING
ACK'D
REPLIED
RECD - 1 FEB 2010
FOR ACTION

Sue Wills
c/o Development Control
Manchester City Council
P.O. Box 488
Town Hall
Manchester
M60 2JT

1st February 2010

Dear Sue

Openshaw District Centre (Dransfield Properties)

Application for Variation of Condition No. 6 of Planning Permission 080930/FO/2006/N2 to allow changes to approved planning drawings

Please find enclosed a planning application which seeks to vary Condition No. 6 of planning permission in order to allow a series of minor amendments to be made to the eastern (arcade) elevation of the proposed foodstore.

The application submission comprises the following:

- Four copies of the planning forms and ownership certificates (duly signed)
- Four copies of a site location plan (Drawing Ref. 02-027 PL01)
- Four copies of Foodstore Elevations (Drawing Ref: 02-027 SK52 Rev. B) which is to supersede 02-027 SK52 Rev. A (*approved as working amendment on 6th March 2009 to original approved drawing PL02-027 PL09*).
- Four copies of Section Through Mall (Drawing Ref: 02-027 PL13 Rev. A) which is to supersede original approved drawing 02-027 PL13.
- Four copies of the original approved Design & Access Statement.
- Application fee cheque of £170 made payable to Manchester City Council.

The application is required in order to enable the arcade elevation of the proposed foodstore (between gridlines 4-12 on submitted drawing 02-027 SK52 Rev. B) to be reduced in height by 3.225 metres in order to reduce space heating wastage above the café area in accordance with BREEAM requirements (Condition No. 28 of the original approval requires the scheme to at least achieve a 'very good' BREEAM rating).

In addition to the proposed reduction in the foodstore arcade elevation, the entrance facades have also been resized to suit tenant requirements whilst retaining the original design elements.

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The reduced foodstore arcade elevation does not materially change the nature of character of the development. There are no changes to the Ashton Old Road elevation.

We have reviewed the other original approved drawings (02-027 PL18 – Context Elevations and 02-027 PL15 – Foodstore Sections) and can confirm that the proposed changes do not require additional revisions to these approved drawings given that the sections have not been taken through the foodstore arcade elevation.

The steelwork erection of the foodstore commenced in late January 2010 and therefore we would be grateful if the application could be dealt with expeditiously. However, if you have any queries regarding the application submission then please do not hesitate to contact me in the first instance.

Chris Argent BA (Hons.) MTPL MRTPI
Senior Planner
Planning, Development & Regeneration

Enc.