Chartered Town Planning Consultancy

Thorncroft Manor, Thorncroft Drive, Leatherhead, Surrey KT22 8JB

T: 0845 64 362 64 • F: 01372 700 726 • E: mail@akaplanning.co.uk • www.akaplanning.co.uk

Ref: AKA1119

Mr David Morris
Planning Services
Manchester City Council
Town Hall
Albert Square
MANCHESTER
M60 2LA

10 May 2013

Dear Mr Morris,

Laurel Grove (land to the rear of Laurel Court), Candleford Road, Manchester
Proposed New Care Accommodation
Application for Planning Permission, Town and Country Planning Act 1990
LPA Reference: 101620/FO/2013/S1

Further to our recent conversations I am pleased to enclose revised plans in respect of this planning application as follows:

A-634 01D	Site Layout (to supersede plan A-634 01B as previously submitted)
A-634 02C	Floor Plans (to supersede plan A-634 02A as previously submitted)
A-634 03B	Elevations (to supersede plan A-634 03A as previously submitted)

The revised scheme results in a reduction in the scale of the building from part 3/part 4 storeys to part 2/part 3 storeys. Essentially the third floor level and part of the second floor level from the submitted scheme are removed from the scheme. The revised scheme is therefore for 11 apartments, comprising 7 two bed units and 4 one bed units (by comparison the application as originally submitted was for 16 apartments comprising 10 two bed units and 6 one bed units).

All other aspects of the scheme would remain as proposed, including the internal layout of the accommodation and the proposed amenity and parking layouts.

It is our understanding that this revision will address the design issues raised by the Council and which we understand to have also been voiced in representations from local residents. This revision also brings the height of the scheme entirely in line with the earlier planning approval for the site.

I understand that the Council accepts that these revisions can be incorporated into the current planning application. Given that the nature of the use and the site layout will remain as previously

put forward we would also welcome the Council's clarification that the scheme does not require further re-consultation and that the application can continue to be put forward for consideration at the planning committee meeting on 30 May.

As discussed, for various funding and legal reasons the applicant cannot commit to entering into a section 106 agreement to link the proposed use to the MHA, although it very much remains their intention to work with MHA on this scheme. As you know, MHA have written to the Council in support of the proposal. In any event, we do not consider there to be any planning reason why such a link would need to be formalised at the planning application stage.

Should you have any comments in respect of this submission please do not hesitate to contact me.

Yours faithfully,



Adrian Kearley
AKA Planning

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