

Sue Wills
Manchester City Council
Planning Department
Town Hall
Albert Square
Manchester
M60 2LA

Our Ref: 0130
PP Ref: 14021242

Date: 16th May 2025

Dear Sue,

Land at Mount Road, Manchester – Section 73 Application

This Planning Covering Letter has been prepared by Asteer Planning LLP ("Asteer Planning") on behalf of Greater Manchester Youth Federation ("GMYF") in support of a material amendment ("Section 73") application to planning permission 138788/FO/2023 at Land at Mount Road, Manchester ("the site").

Background

Planning permission reference 138788/FO/2023 was granted on the 19th September 2024 for the following development at the site:

"Erection of a youth, sports and community hub (Use Class E(d)(g)), F2(b)), 2 no. football pitches, combined netball and basketball court, cricket strip (Use Class F2 (c)), a three storey building comprising 36 no. apartments for young persons accommodation (Use Class C3) and 267no dwellinghouses (Use Class C3a), with associated landscaping, public realm, ecological mitigation, refuse storage, drainage, car parking and other associated works, with access from Wembley Road and Mount Road."

Condition 3 of the aforementioned planning permission requires the development approved to be carried out in accordance with the Phasing Plan (Reference: KH007 A-103) (enclosed at **Appendix 1**). Phase 1B comprises the consented football pitches and community hub. It is important to note that the changes proposed as part of this Section 73 application relate only to the community hub, which will be owned and operated by GMYF.

Since planning permission 138788/FO/2023 was granted, the appointed design team has been reviewing the scheme. Following this review, it has been determined that certain amendments are required to ensure that the consented community hub is able to fully meet GMYF's requirements. Therefore, the amendments proposed comprise:

1. A slight change in the location of the roof plant and an increase in the single-storey roof height by circa. 300mm;

2. The addition of ventilation louvres;
3. The removal of a window at the proposed eastern elevation and removal of a window and the addition of a door to the proposed northern elevation; and,
4. The addition of recessed roller shutters.

Full details of the proposed scheme amendments are provided in the subsequent sections of this letter and are shown on the submitted drawings (detailed in **Table 1** below).

Table 1: Submission Documents and Plans			
Plan/Document Title	Date/Reference	Author	Comment
Planning Covering letter	16 th May 2025	Asteer Planning	New Document
For Approval			
Proposed Shutter Specification		SeceuroShield	New Document
Proposed Elevations (West and South)	GMR_KMA_XX_XX_DR_A_7100 Rev P4	Studio KMA	Revised plan (plan previously approved as part of planning permission reference 138788/FO/2023 is superseded).
Proposed Elevations (East and North)	GMR_KMA_XX_XX_DR_A_7101 Rev P4	Studio KMA	Revised plan (plan previously approved as part of planning permission reference 138788/FO/2023 is superseded).
Proposed Ground Floor Plan	GMR_KMA_XX_XX_DR_A_7001 Rev P7	Studio KMA	Revised plan (plan previously approved as part of planning permission reference 138788/FO/2023 is superseded).
Proposed First Floor Plan	GMR_KMA_XX_XX_DR_A_7002 Rev P7	Studio KMA	Revised plan (plan previously approved as part of planning permission reference 138788/FO/2023 is superseded).
Proposed Roof Plan	GMR_KMA_XX_XX_DR_A_7003 Rev P7	Studio KMA	Revised plan (plan previously approved as part of planning permission reference 138788/FO/2023 is superseded).

Table 1: Submission Documents and Plans

Plan/Document Title	Date/Reference	Author	Comment
Not for Approval			
Proposed Ground Floor Plan (Amendments Identification)	GMR-KMA-XX-XX-DR-A-7004 Rev P1	Studio KMA	For information only and not for approval.
Proposed First Floor Plan (Amendments Identification)	GMR-KMA-XX-XX-DR-A-7005 Rev P1	Studio KMA	For information only and not for approval.
Proposed Roof Plan (Amendments Identification)	GMR-KMA-XX-XX-DR-A-7006 Rev P1	Studio KMA	For information only and not for approval.
Proposed Elevations (West and South) (Amendments Identification)	GMR-KMA-XX-XX-DR-A-7102 Rev P4	Studio KMA	For information only and not for approval.
Proposed Elevations (East and North) (Amendments Identification)	GMR-KMA-XX-XX-DR-A-7103 Rev P1	Studio KMA	For information only and not for approval.

The Site and Surrounding Area

As detailed above, the changes proposed to planning permission 138788/FO/2023 as part of this Section 73 application relate only to the consented community hub, which will be owned and occupied by GMYF. The site is identified as part of Phase 1B on the approved Phasing Plan (Appendix 1).

To the north of the site is Phase 1, which is identified for housing. To the east of the site is Phase 3, which will comprise the consented apartments. To the south of the site is the remainder of Phase 1B, which will consist of the approved football pitches. To the west of the site is Mount Road.

Proposed Changes to the Approved Scheme

As detailed above, the amendments proposed to planning permission 138788/FO/2023 comprise:

1. A slight change in the location of the roof plant and an increase in the single-storey roof height by circa. 300mm;
2. The addition of ventilation louvres;
3. The removal of a window at the proposed eastern elevation and removal of a window and the addition of a door to the proposed northern elevation; and,
4. The addition of recessed roller shutters.

An explanation of, and justification for, each of the amendments cited above is provided below. The amendments proposed are shown on the relevant revised drawings (for approval), as detailed in Table 1. A set of the relevant drawings with revision clouds (not for approval) has also been provided for your information (outlined in Table 1).

Slight change in the location of roof plant and increase in the single-storey roof height by circa. 300mm

The approved roof plan (Drawing reference: GMR_KMA_XX_XX_DR_A_7003 rev.P4) shows 5no. wall mounted VRF condensers/heat pumps and wall mounted hot water heat pumps. It is proposed that this plant will be moved from the main roof to the roof of the single-storey extension. The proposed plant will be located such that it will be below the ridge height of the false mansard roof by increasing the single-storey mansard roof height by circa. 300mm. Therefore, the plant will be completely screened. If the single-storey roof were to be retained at its current height, the plant would need to be split across both roofs, which would not provide the best solution from a Health and Safety perspective.

The proposed changes will not affect the conclusions of the submitted Noise Impact Assessment. To discharge condition 20a of the planning permission, a scheme to secure a reduction in the level of noise emanating from the site will be submitted to the Local Planning Authority and, subsequently, a verification report will be submitted to discharge part b of the condition.

Addition of ventilation louvres

6no. ventilation louvres are proposed as shown on the updated plans. The proposed changes will not affect the conclusions of the submitted Noise Impact Assessment. To discharge condition 20a of the planning permission, a scheme to secure a reduction in the level of noise emanating from the site will be submitted to the Local Planning Authority and, subsequently, a verification report will be submitted to discharge part b of the condition.

Removal of window at the proposed eastern elevation and removal of window and addition of door to the proposed northern elevation

The removal of the window to the eastern elevation is to provide more usable wall space within the youth room as required by the function of the room. The removal of the window and the addition of the door to the northern elevation is due to the internal arrangement needing to provide an externally accessed store for large camping equipment. Consequently, there will be no adverse impact on overlooking as a result of this change. Furthermore, the slight increase (circa. 300mm) in the height of the single-storey roof will also assist in screening the access door.

Addition of recessed roller shutters

The roller shutters proposed will be in a recessed box and will be covered and perforated. The shutters will be anthracite in colour, which will be the same colour as the window frames at the ground and first floor levels.

The roller shutters are required to protect the glass from late night vandalism. GMYF wants to ensure that the building is an attractive and welcoming place, and, therefore, the roller shutters will only be closed when the centre is not in operation and will always be open when

the centre is in use. The fire and insurance dictate that the shutters will be open when the building has any occupants.

Proposed Amended Condition Wording

Owing to the proposed changes detailed above, this material amendment application seeks to vary certain conditions attached to planning permission reference 138788/FO/2023, as detailed in **Table 2** overleaf.

Table 2: Amendments proposed to relevant condition wording

Condition	Condition Wording	Amendment Proposed	Reason
2	<p><i>"The development hereby approved shall be carried out in accordance with the following drawings and documents:</i></p> <ul style="list-style-type: none"> <i>Location plan ref: KH008 A- 000</i> <i>Youth, sports and community hub elevations (west and south) plan ref: GMR_KMA_XX_XX_DR_A_7100 rev.P1</i> <i>Youth, sports and community hub elevations (east and north) plan ref: GMR_KMA_XX_XX_DR_A_7101 rev.P1 o Proposed refuse and recycling store plan ref: GMR_KMA_XX_XX_DR_A_7400 rev.P1</i> <i>Electricity Northwest Construction Details for Indoor Unit Sub Station plan ref: 900350-028 rev.1</i> <i>Acacia elevations plan ref: ACACIA -ELE - 01</i> <i>Acacia floorplan plan ref: ACACIA -PLN -01 o Cedar elevations plan ref: CEDAR -ELE - 01</i> <i>Cedar floorplan plan ref: CEDAR -PLN -01 o Olive elevations plan ref: OLIVE-ELE - 01</i> <i>Olive floor plan ref: OLIVE-PLN- 01</i> <i>Storey Heights plan ref: KH008 A-102 rev.B</i> <i>Affordable Tenure Plan ref: KH008 A-105 (notwithstanding any drainage information annotated on the plan)</i> 	<p><i>"The development hereby approved shall be carried out in accordance with the following drawings and documents:</i></p> <ul style="list-style-type: none"> <i>Location plan ref: KH008 A- 000</i> <i>Proposed Elevations (West and South) GMR_KMA_XX_XX_DR_A_7100 Rev P4</i> <i>Proposed Elevations (East and North) GMR_KMA_XX_XX_DR_A_7101 Rev P4</i> <i>Proposed refuse and recycling store plan ref: GMR_KMA_XX_XX_DR_A_7400 rev.P1</i> <i>Electricity Northwest Construction Details for Indoor Unit Sub Station plan ref: 900350-028 rev.1</i> <i>Acacia elevations plan ref: ACACIA -ELE - 01</i> <i>Acacia floorplan plan ref: ACACIA -PLN -01 o Cedar elevations plan ref: CEDAR -ELE - 01</i> <i>Cedar floorplan plan ref: CEDAR -PLN -01 o Olive elevations plan ref: OLIVE-ELE - 01</i> <i>Olive floor plan ref: OLIVE-PLN- 01</i> <i>Storey Heights plan ref: KH008 A-102 rev.B</i> <i>Affordable Tenure Plan ref: KH008 A-105 (notwithstanding any drainage information annotated on the plan)</i> <i>House type plan ref: KH008 A-106 o Street Scenes plan ref: KH008 A-600 o Site wide planting plan ref: P21374-00-001-GIL- L- 0406 rev.P02</i> 	<p>The revised plans have been prepared to reflect the proposed amendments detailed above.</p>

Table 2: Amendments proposed to relevant condition wording

Condition	Condition Wording	Amendment Proposed	Reason
	<ul style="list-style-type: none"> House type plan ref: KH008 A-106 o Street Scenes plan ref; KH008 A-600 o Site wide planting plan ref: P21374-00-001-GIL- L- 0406 rev.P02 Planting plan 1 of 6 ref: P21374-00-001-GIL- L- 0400 rev.P03 o Planting plan 2 of 6 ref: P21374-00-001-GIL- L-0401 rev.P03 Planting plan 3 of 6 ref: P21374-00-001-GIL- L- 0402 rev.P03 Planting plan 4 of 6 ref: P21374-00-001-GIL- L- 0403 rev.P03 o Planting plan 5 of 6 ref: P21374-00-001-GIL- L- 0404 rev.P03 o Planting plan 6 of 6 ref: P21374-00-001-GIL-L- 0404 rev.P03 o Youth, sports and community hub visual 1 Youth, sports and community hub visual 2 Youth, sports and community hub visual 3 Youth, sports and community hub visual 4 Youth, sports and community hub visual 5 Youth, sports and community hub visual 6 Youth, sports and community hub visual 7 Youth, sports and community hub visual 8 Youth, sports and community hub visual 9 Air Quality Assessment re: 6170r3 dated 1st December 2023 Construction Environmental Management Plan and Construction Traffic Management Plan November 2023 (CEMP elements of the report only) Crime Impact Statement Version C:18/09/23 ref: 2023/0200/CIS/01 Energy and Sustainability Statement dated January 2022 (residential element of the scheme) 	<ul style="list-style-type: none"> Planting plan 1 of 6 ref: P21374-00-001-GIL- L- 0400 rev.P03 o Planting plan 2 of 6 ref: P21374-00-001-GIL- L-0401 rev.P03 Planting plan 3 of 6 ref: P21374-00-001-GIL- L- 0402 rev.P03 Planting plan 4 of 6 ref: P21374-00-001-GIL- L- 0403 rev.P03 o Planting plan 5 of 6 ref: P21374-00-001-GIL- L- 0404 rev.P03 o Planting plan 6 of 6 ref: P21374-00-001-GIL-L- 0404 rev.P03 o Youth, sports and community hub visual 1 Youth, sports and community hub visual 2 Youth, sports and community hub visual 3 Youth, sports and community hub visual 4 Youth, sports and community hub visual 5 Youth, sports and community hub visual 6 Youth, sports and community hub visual 7 Youth, sports and community hub visual 8 Youth, sports and community hub visual 9 Air Quality Assessment re: 6170r3 dated 1st December 2023 Construction Environmental Management Plan and Construction Traffic Management Plan November 2023 (CEMP elements of the report only) Crime Impact Statement Version C:18/09/23 ref: 2023/0200/CIS/01 Energy and Sustainability Statement dated January 2022 (residential element of the scheme) Historic Environment Desk Based Assessment report ref: 3601 .R01 C dated November 2023 	

Table 2: Amendments proposed to relevant condition wording

Condition	Condition Wording	Amendment Proposed	Reason
	<ul style="list-style-type: none"> • Historic Environment Desk Based Assessment report ref: 3601 .R01 C dated November 2023 • Operational Statement for the Playing Pitches and Youth and Community Hub Land at Mount Road, Gorton, Manchester dated December 2023 • Operational Statement Centrepont Independent Living Programme - Genuinely • Affordable Homes for working adults aged from 18yrs up to 25yrs Version 1 November 2023 • Mellands Playing Fields, Gorton Sports Mitigation Position Statement dated December 2023 • Statement of Community Involvement dated June 2023 • Supporting Planning Statement December 2023 • Viability Assessment dated December 2023 • External Lighting Assessment Plan ref: PROJECT No: AP0524-1120 dated 19th September 2023 Mount Road, Gorton Revision 2 • Aboricultural Impact Assessment Ref: P.1778.22 rev.C dated November 2023 • Flood Risk Assessment and Drainage Strategy Rev. 6 Contract Ref: FD056 • Phase I Geo-Environmental Assessment Report ref: LC/C5150/11494 Rev B dated November 2023 • Phase II Geo-Environmental Assessment Report ref: MS/C5150/11591 Rev E Dated November 2023 • Waste Management Proforma 	<ul style="list-style-type: none"> • Operational Statement for the Playing Pitches and Youth and Community Hub Land at Mount Road, Gorton, Manchester dated December 2023 • Operational Statement Centrepont Independent Living Programme - Genuinely • Affordable Homes for working adults aged from 18yrs up to 25yrs Version 1 November 2023 • Mellands Playing Fields, Gorton Sports Mitigation Position Statement dated December 2023 • Statement of Community Involvement dated June 2023 • Supporting Planning Statement December 2023 • Viability Assessment dated December 2023 • External Lighting Assessment Plan ref: PROJECT No: AP0524-1120 dated 19th September 2023 Mount Road, Gorton Revision 2 • Aboricultural Impact Assessment Ref: P.1778.22 rev.C dated November 2023 • Flood Risk Assessment and Drainage Strategy Rev. 6 Contract Ref: FD056 • Phase I Geo-Environmental Assessment Report ref: LC/C5150/11494 Rev B dated November 2023 • Phase II Geo-Environmental Assessment Report ref: MS/C5150/11591 Rev E Dated November 2023 • Waste Management Proforma • Transport Assessment Doc Ref:CBO-0767-005 Issue: 5 Date: 29.11.23 • Travel Plan Framework Doc Ref:CBO-0767-006 Issue: 5 Date: 29.11.23 • Received 8th December 2023 	

Table 2: Amendments proposed to relevant condition wording			
Condition	Condition Wording	Amendment Proposed	Reason
	<ul style="list-style-type: none"> Transport Assessment Doc Ref:CB0-0767-005 Issue: 5 Date: 29.11.23 Travel Plan Framework Doc Ref:CB0-0767-006 Issue: 5 Date: 29.11.23 Received 8th December 2023 Preliminary Ecological Assessment ref: TG Report No. 15860_R01c_LJ dated 30th October 2023 <p>Received 11th December 2023</p> <ul style="list-style-type: none"> Mount Road, Gorton - Supplementary Geo-Environmental Site Investigation letter ref: MB/C5150/12138 dated 23rd June 2023 received 6th February 2024. Agent email 08.02.2024 Gas Calibration Certification data date 15.07.2022;11.08.2022;23.01.2023 and 06.02.2023 <p>Received 08.02.2024</p> <ul style="list-style-type: none"> Affordable Tenure Plan ref: KH008 -A-105 received 16th February 2024 BNG Metric Spreadsheet data received 21st February 2024 Strip, Map and Record assessment by Aeon Archaeology ref: 046801.1 report no.0456 dated February 2-24 received 28th February 2024 Letter from Brownfield Solutions Ltd ref: AJS/C150/12793 rev. A dated 5th February 2024 to the Environment Agency received 8th March 2024 Letter from Kellen Homes dated 28th February 2024 in relation to Environment Agency matters Mutli-Site Assessment report rev. E 03/03/2024 	<ul style="list-style-type: none"> Preliminary Ecological Assessment ref: TG Report No. 15860_R01c_LJ dated 30th October 2023 <p>Received 11th December 2023</p> <ul style="list-style-type: none"> Mount Road, Gorton - Supplementary Geo-Environmental Site Investigation letter ref: MB/C5150/12138 dated 23rd June 2023 received 6th February 2024. Agent email 08.02.2024 Gas Calibration Certification data date 15.07.2022;11.08.2022;23.01.2023 and 06.02.2023 <p>Received 08.02.2024</p> <ul style="list-style-type: none"> Affordable Tenure Plan ref: KH008 -A-105 received 16th February 2024 BNG Metric Spreadsheet data received 21st February 2024 Strip, Map and Record assessment by Aeon Archaeology ref: 046801.1 report no.0456 dated February 2-24 received 28th February 2024 Letter from Brownfield Solutions Ltd ref: AJS/C150/12793 rev. A dated 5th February 2024 to the Environment Agency received 8th March 2024 Letter from Kellen Homes dated 28th February 2024 in relation to Environment Agency matters Mutli-Site Assessment report rev. E 03/03/2024 Sports Mitigation Strategy dated March 2024 Received 28th March 2024 Brownfield Solutions letter ref:TM/C5150/12974 dated 28th March 2024 regarding ground condition matters received 5th April 2024. 	

Table 2: Amendments proposed to relevant condition wording

Condition	Condition Wording	Amendment Proposed	Reason
	<ul style="list-style-type: none"> Sports Mitigation Strategy dated March 2024 Received 28th March 2024 Brownfield Solutions letter ref:TM/C5150/12974 dated 28th March 2024 regarding ground condition matters received 5th April 2024. Noise Impact Assessment ref: 50-710-R1-9 dated April 2024 received 09.04.2024 Access drawing Wembley Road plan ref: CBO-767-004 Rev.C ; Waste Management plan ref: KH008 A-700 rev.D received 27th March 2024 o Land ownership plan ref: KH-008-A-0517 in regard to ownership/responsibility for sections of unadopted highway. Received 10th April 2024 Youth, sports and community hub Ground Floor plan ref: GMR_KMA_XX_XX_DR_A_7001 rev.P4 (notwithstanding railings to western boundary of car park) Youth, sports and community hub First Floor plan ref: GMR_KMA_XX_XX_DR_A_7002 rev.P4 Youth, sports and community hub roof plan ref: GMR_KMA_XX_XX_DR_A_7003 rev.P4 Proposed Bicycle Store plan ref: GMR_KMA_XX_XX_DR_A_7401 rev.P3 Materials Plan ref: KH008 A-200 rev.E Boundary treatment details plan ref: KH008 A - 301 o ADU1009 elevations plan: ADU1009-ELE-01 o ADU1009 floor plan: ADU1009-PLN-01 o ADU835 elevations plan: ADU835-ELE-01 ADU835 floor plan: ADU835-PLN-01 o Emerson elevations plan ref: EMERSON -ELE - 01 Emerson floorplan plan ref: EMERSON -PLN - 01 	<ul style="list-style-type: none"> Noise Impact Assessment ref: 50-710-R1-9 dated April 2024 received 09.04.2024 Access drawing Wembley Road plan ref: CBO-767-004 Rev.C ; Waste Management plan ref: KH008 A-700 rev.D received 27th March 2024 o Land ownership plan ref: KH-008-A-0517 in regard to ownership/responsibility for sections of unadopted highway. Received 10th April 2024 Proposed Ground Floor Plan GMR_KMA_XX_XX_DR_A_7001 Rev P7 (notwithstanding railings to western boundary of car park) Proposed First Floor Plan GMR_KMA_XX_XX_DR_A_7002 Rev P7 Proposed Roof Plan GMR_KMA_XX_XX_DR_A_7003 Rev P7 Proposed Bicycle Store plan ref: GMR_KMA_XX_XX_DR_A_7401 rev.P3 Materials Plan ref: KH008 A-200 rev.E Boundary treatment details plan ref: KH008 A - 301 o ADU1009 elevations plan: ADU1009-ELE-01 o ADU1009 floor plan: ADU1009-PLN-01 o ADU835 elevations plan: ADU835-ELE-01 ADU835 floor plan: ADU835-PLN-01 o Emerson elevations plan ref: EMERSON -ELE - 01 Emerson floorplan plan ref: EMERSON -PLN - 01 Window reveal details for Mount Road dated 10.05.2024 Design and Access Statement dated December 2023 Brighton Tall Cycle Locker o Brighton Twin Cycle Locker 	

Table 2: Amendments proposed to relevant condition wording

Condition	Condition Wording	Amendment Proposed	Reason
	<ul style="list-style-type: none"> Window reveal details for Mount Road dated 10.05.2024 Design and Access Statement dated December 2023 Brighton Tall Cycle Locker o Brighton Twin Cycle Locker PRF aerial inspection in regard to bats at height of trees at land at Mount Road Gorton and drawing no. plan 5860/P03 Trees with Bat Roost Potential Received 16th May 2024 Centrepont Apartments - Front and rear elevations plan ref: KH007-A-902-E-000 Centrepont Apartments - Side elevations plan ref: : KH007-A-902-E-001 Centrepont Apartments - Ground Floor GA layout plan ref: : KH007-A-902-P-000 Centrepont Apartments - First Floor GA layout plan ref: KH007-A-902-P-001 Centrepont Apartments - Second Floor GA layout plan ref : KH007-A-902-P-002 Centrepont Apartments - Roof GA layout plan ref: : KH007-A-902-P-003 Hickory elevations plan ref: HICKORY -ELE - 01 Hickory floorplan plan ref: HICKORY -PLN - 01 Sustainability Strategy and Environmental Standards Statement dated May 2024 Proposed Equipment Store plan ref: GMR_KMA_XX_XX_DR_A_7402 rev.P2 Applicants email dated 17th May 2024 confirming window reveal depth. Received 17th May 2024 Phasing plan ref:KH007 A-103 	<ul style="list-style-type: none"> PRF aerial inspection in regard to bats at height of trees at land at Mount Road Gorton and drawing no. plan 5860/P03 Trees with Bat Roost Potential Received 16th May 2024 Centrepont Apartments - Front and rear elevations plan ref: KH007-A-902-E-000 Centrepont Apartments - Side elevations plan ref: : KH007-A-902-E-001 Centrepont Apartments - Ground Floor GA layout plan ref: : KH007-A-902-P-000 Centrepont Apartments - First Floor GA layout plan ref: KH007-A-902-P-001 Centrepont Apartments - Second Floor GA layout plan ref : KH007-A-902-P-002 Centrepont Apartments - Roof GA layout plan ref: : KH007-A-902-P-003 Hickory elevations plan ref: HICKORY -ELE - 01 Hickory floorplan plan ref: HICKORY -PLN - 01 Sustainability Strategy and Environmental Standards Statement dated May 2024 Proposed Equipment Store plan ref: GMR_KMA_XX_XX_DR_A_7402 rev.P2 Applicants email dated 17th May 2024 confirming window reveal depth. Received 17th May 2024 Phasing plan ref:KH007 A-103 Site layout plan ref: KH007 A-100 rev.P14 (Notwithstanding the annotated reference to secure cycle points). Received 29th May 2024 Affordable Housing Statement received 20th August 2024 Proposed Shutter Specification prepared by SeceuroShield. 	

Table 2: Amendments proposed to relevant condition wording			
Condition	Condition Wording	Amendment Proposed	Reason
	<ul style="list-style-type: none"> Site layout plan ref: KH007 A-100 rev.P14 (Notwithstanding the annotated reference to secure cycle points). Received 29th May 2024 o Affordable Housing Statement received 20th August 2024” 		
9	“The cycle storage arrangements for the Youth Sports Community Hub shall be implemented in accordance with the approved details shown on plan refs: Youth, sports and community hub Ground Floor plan ref: GMR_KMA_XX_XX_DR_A_7001 rev.P4; Brighton Tall Cycle Locker; Brighton Twin Cycle Locker :and Proposed Bicycle Store plan ref:GMR_KMA_XX_XX_DR_A_7401 rev.P3 , and all the agreed works shall be completed prior to the Youth, Sport and Community Hub being brought into use, and be retained thereafter.”	“The cycle storage arrangements for the Youth Sports Community Hub shall be implemented in accordance with the approved details shown on plan refs: Proposed Ground Floor Plan GMR_KMA_XX_XX_DR_A_7001 Rev P7 (notwithstanding railings to western boundary of car park); Brighton Tall Cycle Locker; Brighton Twin Cycle Locker :and Proposed Bicycle Store plan ref: GMR_KMA_XX_XX_DR_A_7401 rev.P3 , and all the agreed works shall be completed prior to the Youth, Sport and Community Hub being brought into use, and be retained thereafter.”	The revised plans have been prepared to reflect the proposed amendments detailed above.
13a	“Finalised specifications of the electric charging points shown on Proposed Site plan Youth, sports and community hub Ground Floor plan ref: GMR_KMA_XX_XX_DR_A_7001 rev.P4; shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the Youth, Sport and Community Hub hereby approved.”	“Finalised specifications of the electric charging points shown on Proposed Ground Floor Plan GMR_KMA_XX_XX_DR_A_7001 Rev P7 ; shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the Youth, Sport and Community Hub hereby approved.”	The revised plans have been prepared to reflect the proposed amendments detailed above.
13b	“Prior to occupation of the Youth, Sports and Community Hub development finalised details of ducting to enable future provision within the car park in addition to the electric charging point provision shown on plan ref: Youth, sports and community hub Ground Floor plan ref: GMR_KMA_XX_XX_DR_A_7001 rev.P4; shall be submitted to and approved in writing by the City Council as local planning authority . The approved scheme shall be implemented before the Youth, Sports and Community Hub development is	“Prior to occupation of the Youth, Sports and Community Hub development finalised details of ducting to enable future provision within the car park in addition to the electric charging point provision shown on plan ref: Proposed Ground Floor Plan GMR_KMA_XX_XX_DR_A_7001 Rev P7 ; shall be submitted to and approved in writing by the City Council as local planning authority . The approved scheme shall be implemented before the Youth, Sports and Community Hub development is occupied and shall remain in situ	The revised plans have been prepared to reflect the proposed amendments detailed above.

Table 2: Amendments proposed to relevant condition wording			
Condition	Condition Wording	Amendment Proposed	Reason
	<i>occupied and shall remain in situ whilst the use or development is in operation."</i>	<i>whilst the use or development is in operation. c) Prior to occupation of the Youth, Sport and Community Hub any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation</i>	

Policy Context

The Development Plan is unchanged from when the original planning application was determined, and, thus, comprises the:

- Places for Everyone Joint Development Plan Document (March 2024);
- Manchester's Core Strategy 2012-2027 (adopted July 2012); and,
- 'Saved' policies of the Manchester Unitary Development Plan (adopted July 1995).

Technical Considerations

Planning permission 138788/FO/2023 was supported by a comprehensive suite of technical documents. The proposed changes do not affect the conclusions of any of the technical reports that were submitted with the original application.

Summary and Conclusion

This Planning Covering Letter has been prepared by Asteer Planning on behalf of GMYF/the Applicant in support of a Section 73 application to planning permission reference 138788/FO/2023 at Land at Mount Road, Manchester.

This application seeks to vary conditions 2, 9, 13a and 13b of planning permission reference 138788/FO/2023 to allow for amendments to be made to the approved scheme to ensure that the consented community hub is able to fully meet GMYF's requirements. The changes proposed represent a minor material change to the approved development.

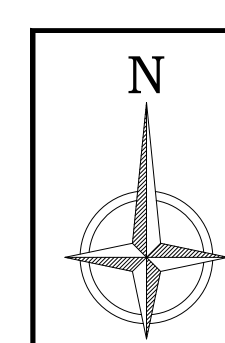
Should you have any questions regarding the content of this submission, please do not hesitate to contact me.

Yours Sincerely,

Jack Woodford
Planner

For and on behalf of Asteer Planning LLP

APPENDIX A – Approved Phasing Plan



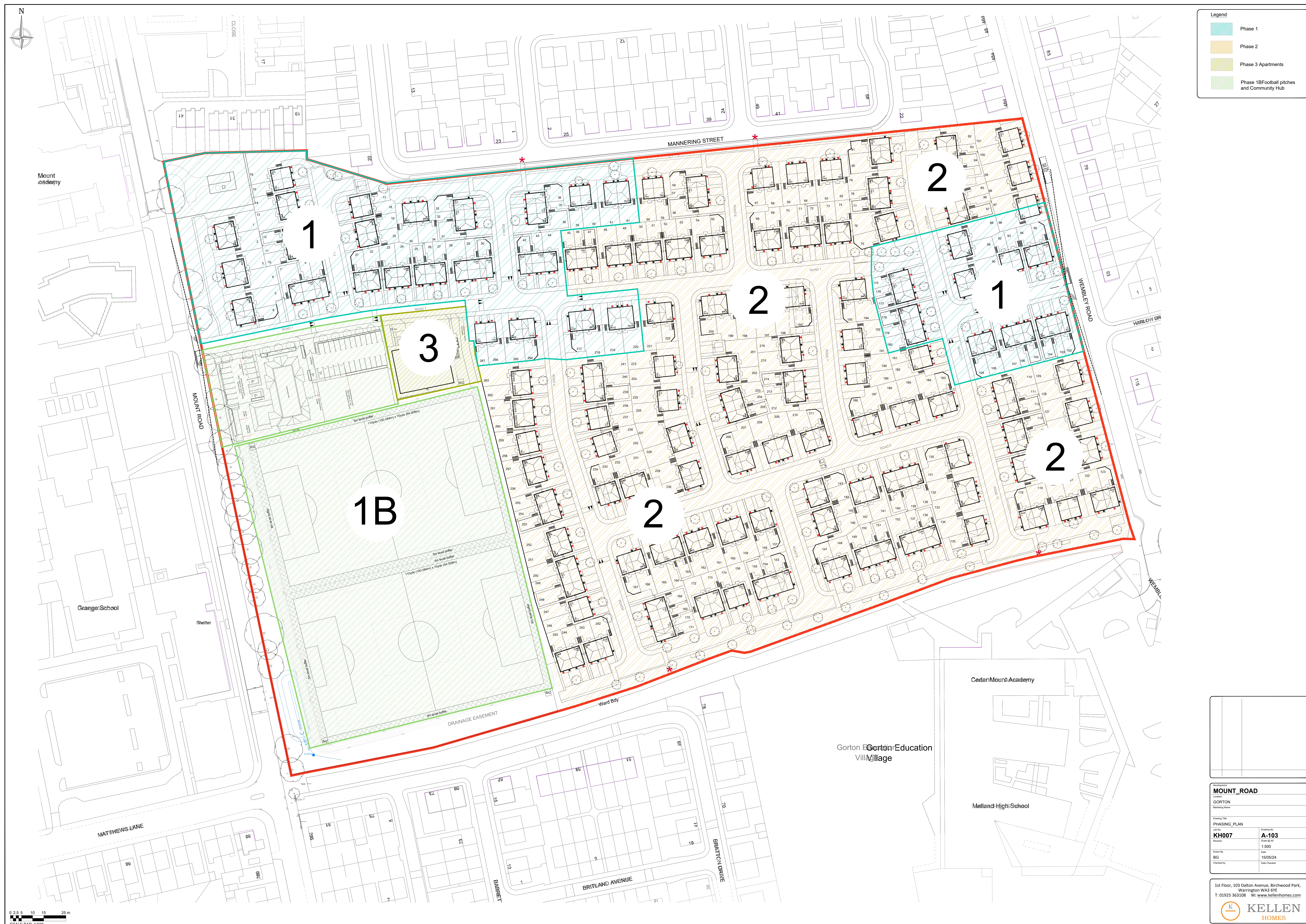
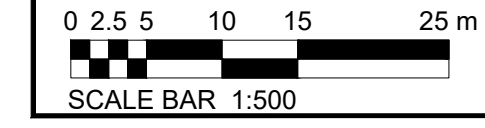
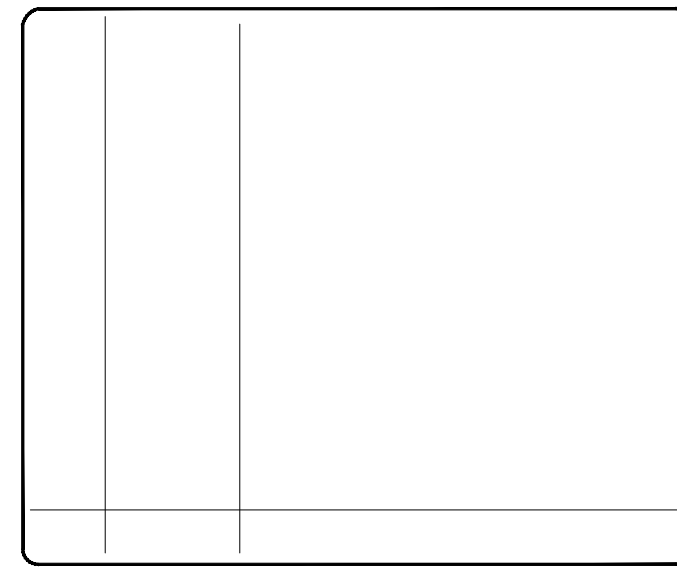
Legend

Phase 1

Phase 2

Phase 3 Apartments

Phase 1B Football pitches and Community Hub



MOUNT ROAD

GORTON

PHASING PLAN

KH007

Drawn By
BG

Checked By

A-103

Scale 1:500

Date 15/05/24

Drawn Checked

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