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Our Ref: 05C200031
Your Ref: 137668/JO/2023



4th September 2025

Jennifer Atkinson
Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Jennifer,

Section 73 Application to vary Condition 2 of planning permission 137668/JO/2023 - Variation of conditions 2 (Specified Drawings), 8 (CMP), 11 (Materials to be Approved) and 23 (Cycle) imposed upon planning approval reference 134154/VO/2022 and 137667/NMC/2023 under section 73 of the Town And Country Planning Act 1990 to allow the addition of 1no. additional apartment to Block B with associated external changes, a change to the approved brick type and a change to site logistics to allow the use of scaffolding.

at Land to the west of Rodney Street, Manchester, M4 6JJ

Avison Young (UK) Limited has been instructed by Wates Construction Limited to prepare and submit the above application on behalf of Manchester City Council.

This application is seeking to make a minor change to planning permission 137668/JO/2023 (approved by Manchester City Council on 19th September 2023) as amended by 140043/NMC/2024, 141701/NMC/2024 and 142628/NMC/2025. The change is in relation to the distribution of affordable housing tenure.

This application is submitted via the planning portal with reference number PP-14259851 and the relevant fee has also been paid via the Portal.

The changes proposed by this application are detailed further as follows:

The intention is to maintain the same overall number of affordable homes as indicated in Table 1 but to alter the distribution of tenure. It is proposed to move 5no. of the Townhouses (1no. 4bed and 4no. 3beds) from Affordable Rent into Market Rent. It is also proposed that 5no. Market Rent 1 bed apartments will move into Affordable Rent in order to replace the town houses. This will keep the same overall number of Affordable Rent homes but will change the mix. These changes are summarised in Table 1.

Table 1: Existing and proposed affordable homes

Dwelling type	Existing no. affordable rent	Existing no. market rent	Existing no. in total	Proposed no. affordable rent	Proposed no. market rent.	Proposed no. in total
Town Houses	10	0	10	5	5	10
1 bed apartments	14	14*	28*	19	9*	28*
2 bed apartments	14	77	91	14	77	91
Total	38	91	129	38	91	129

**Additional 1 bed apartment added by NMA#2*

The proposed changes require the documents listed in Condition 2 to be updated. Details of these changes are given below:

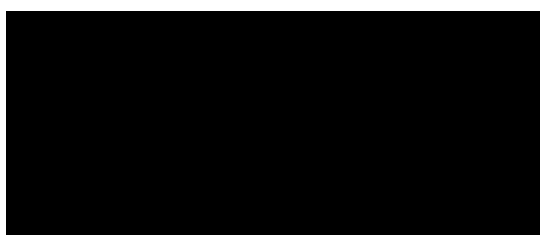
- An addendum to the Planning Statement (Including Statement of Community Involvement and Affordable Housing Statement) (June 2022) is provided with this application. This addendum provides an update to the approved Planning Statement (June 2022) and will require adding to the documents listed in Condition 2.

This change is supported by MCC's This City Programme Board, chaired by Gavin White as Exec Member for Housing, as well as discussed and agreed in principle with MCC's Head of Housing Access, Anne Duffield. The reason for the change is to ensure true pepper potting of the affordable housing tenures in the Townhouses as none of these are offered for Market Rent currently.

Furthermore, although the townhouses were seen as desirable affordable homes by members at the planning committee in September 2022, since then the level of need on the Affordable Housing register for 1-bedroom properties has increased and the additional 1-bed apartments proposed will help to address this additional need.

I look forward to hearing that this application has been validated. Please let me know if you have any queries.

Yours sincerely





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For and on behalf of Avison Young (UK) Limited