Chancerygate

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Submitted via the Planning Portal Reference – PP-14161584

24th June 2025

FORMER WALKERS OF MANCHESTER PRINTING SITE, 73 CRABTREE LANE, CLAYTON, MANCHESTER, M11 4GU

SECTION 73 APPLICATION: VARIATION OF CONDITION 20 IN RELATION TO PLANNING PERMISSION 138914/FO/2023 - ERECTION OF 9 NO. UNITS (IN 3 NO. BUILDINGS) WITH ACCESS AND SERVICING ARRANGEMENTS, CAR PARKING, LANDSCAPING AND ASSOCIATED WORKS (USE CLASSES E(G) (III) B2 AND B8) FOLLOWING DEMOLITION OF EXISTING BUILDINGS AND STRUCTURES.

Following discussions with Sue Wills we have today submitted an application under Section 73 of the Town and Country Planning Act 1990 (as amended) (hereafter referred to as the Act) for the variation of Condition 20 of the above-mentioned full planning permission issued by Notice dated 17 April 2024.

The description on the forms is as follows:

"Amendments to the wording of condition 20 in relation to Secure by Design"

Background

Planning permission 138914/FO/2023 was granted on 4 January 2024. As you will be aware a subsequent S73 minor material amendment application (ref 141391/JO/2024) was submitted and approved to amend the scheme to accommodate a bespoke self-storage user. Through this application an amendment to the wording of condition 20 was approved by the Council. As an agreement could not be reached with the occupier it is our intention to implement the original permission for a 9-unit speculative development, and thus the same change to the wording of condition 20 is requested as a stand alone proposal.

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Proposals

Amendment to Condition 20 – Crime Impact Statement

Condition 20 states the following:

> *'20) The development shall only be carried out in accordance with section 4 in the Crime Impact Statement Version B :06.12.2023 Ref: 2023/0548/CIS/01 (notwithstanding the requirement set out in Section 4.3 bullet point 3 page 13 in the checklist of the CIS). The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation for that the development.*
>
> *Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and to reflect the guidance contained in the National Planning Policy Framework.'*

As identified when we submitted the previous S73 application (141391/JO/2024), the issue with the specific wording of this condition is that some of the more specific requirements in the Crime Impact Statement (CIS) would not be actioned until the final occupants of the final unit have completed them – they certainly won't be actioned by Chancerygate as we are only delivering the base build and not the final fit out of the units. The current condition as worded doesn't take account of the fact that the development as approved is speculative and therefore there are no specific building designs available for some of the development approved - for a speculative scheme of this nature, this causes a problem for the occupation of any of the units across the whole site.

We would like to revise the wording of condition 20. The revision still provides the Council with the comfort that the desired secured by design principles as detailed in the approved CIS are to be delivered (where appropriate and necessary), but that the secured by design accreditation is not required to be achieved in this particular case:

> *'The proposed development shall be constructed in general accordance with the recommendations contained within section 4 of the Crime Impact Statement Version B :06.12.2023 Ref: 2023/0548/CIS/01 (notwithstanding the requirement set out in Section 4.3 bullet point 3 page 13 in the checklist of the CIS).. Within two months of the commencement of the first occupation, a verification statement confirming the implementation of the recommendations of the crime impact statement shall be submitted to and approved in writing by the City Council as local planning authority and subsequently maintained in situ.'*

The principle of this proposed change has already been agreed through the previous S73 application and the wording proposed remains in line with other cases in the Manchester administrative area where the secured by design accreditation has not been required by planning condition, but as per the suggested condition above, a verification report has been satisfactory to the Council. As such, as it's been agreed

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previously through the S73 application and agreed elsewhere in the borough we believe the change to the condition wording to be non-material and therefore amendable through this application.

Statutory Planning Application Fee

The appropriate planning application fee is £2,000.00 plus an administration fee payable to the Planning Portal.

Summary

We trust that you will find this application to be in order. If you have any queries about the enclosed planning application, please do not hesitate to contact me

Yours sincerely,

[redacted]

[redacted]