HK PLANNING

Industrial • Commercial • Residential

205 Stockport Road,
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WA15 7SW

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

Sent via the Planning Portal only

29th April 2025

Dear Sir / Madam,

Land at the corner of Greenwood Road And Gladeside Road, Wythenshawe, Manchester, M22 9RA

Hayley Knight Planning Limited, on behalf of Challenger Building Services Limited, hereby apply to Manchester City Council seeking a material amendment to planning permission reference 125993/FO/2020, which granted permission for the erection of a part 2/part 3 storey apartment block to form a total of 40 no. apartments, with associated landscaping and parking spaces for 30 vehicles and 40 bicycles at the land at the corner of Greenwood Road And Gladeside Road in Wythenshawe, Manchester.

The amendment subject of this application relates to the basement of the building to include a sprinkler tank of a sufficient size to service the building, and the provision of an additional staircase from the basement to the resident's garden. In accommodating the sprinkler tank and staircase the number of car parking spaces in the basement has had to be reduced from 27 no. to 19 no. spaces. This application is therefore seeking changes to condition 2, which provides a list of approved plans, and the description of development so as to reduce the total number of vehicle parking spaces proposed to twenty two.

This application comprises of the following plans and documents, as submitted on the Planning Portal (reference PP-13966237):

- Application form;
- Proposed Ground Floor Plan, reference 02-03-001K;
- Proposed Basement Floor Plan, reference 02-03-099I;
- Basement B1 Floor Plan, reference P19063-FCH-BA-B1-DR-A-3000 revision P91;
- Level 00 Floor Plan, reference P19063-FCH-BA-00-DR-A-3001 revision P14;
- Letter from Wythenshawe Community Housing Group, dated 15th November 2024; and
- Challenger Building Services Ltd - Brief for the NMA.

These documents should be read alongside this submission letter, which sets out the planning considerations associated with the amendment.

The requisite application fee of £2,000.00 has been paid by the Applicant directly through the Planning Portal.

The Site and Proposed Changes

The Site comprises of the land at the corner of Greenwood Road and Gladeside Road in the Wythenshawe area of Manchester. The planning relevant application history of the Site includes:

- Full Planning Permission reference 125993/FO/2020 which granted planning permission for the erection of a part 2/part 3 storey apartment block to form a total of 40 apartments, with associated landscaping and parking spaces for 30 vehicles and 40 bicycles, permitted on the 1st December 2020; and
- Non material Amendment Permission reference 135869/NMC/2022, which sits alongside the parent permission and allowed for the removal of the corner balconies, rearrangement of the stair and plant core of the building, and relocation of the bicycle parking from the ground floor to the basement. This application was approved on 19th January 2023 and should be read alongside the parent permission; and
- Non material Amendment Permission reference 142586/NMC/2025, which also sits alongside the parent permission and allowed for the addition of two smoke shafts at either end of the building. This application was approved on 28th April 2025. Originally this application had included the elements that form part of this application, but following discussions with the Planning Officer this element of the application was withdrawn as it was considered to be of such a scale that it needed to form part of a material amendment application.

Planning Policy Context

The Statutory Development Plan for Manchester City Council has changed since the original parent permission was approved on 1st December 2020. The City Council, together with eight of the other Greater Manchester Authorities, adopted the Places for Everyone Plan on 21st March 2024. This is a strategic policy document that sets out the development needs and locations for development for the city region up to 2039, as such it is considered that policies contained within the Place for Everyone Plan do not necessarily apply to the small scale of the changes sought to the parent permission by way of this non-material amendment application.

In addition, since the issue of the parent permission the National Government published an up-dated version of the National Planning Policy Framework (NPPF) in December 2024. Again, given the strategic nature of the policies within the NPPF and the small scale of the changes sought to this permission, the revised NPPF policies are not applicable.

Planning Considerations

The proposed amendments sought relate to the provision of a sprinkler tank and second stairwell from the basement, which results in a reduction in vehicle parking on site to 22 no. spaces. As a result of these changes this application is seeking amendments to condition 2 (the approved plans) and the description of development in order to reduce the number of approved parking spaces from 30 no. to 22 no.. Importantly, the character of the development, layout of the apartments, and the position of the building within the Site remain the same.

The provision of an additional stairwell from the basement to the resident's garden is considered to provide an

improvement to the scheme as it will improve accessibility to the basement of the building.

The provision of the sprinkler tank is required to ensure that the building will meet the relevant regulations for the building. This is detailed in the 'Brief for the NMA' as provided by the scheme developer, Challenger Building Services, for this submission. Without these features the building would not meet regulations and therefore could not deliver much needed homes.

It is acknowledged that the proposed change will result in a reduction of 8 no. vehicular parking spaces. As set out above this is required to ensure that the building will meet regulatory requirements. Importantly, the Housing Association who will be occupying the Site have provided a letter of support that the revised parking provision will be sufficient to meet the needs of their tenants. As set out in their letter dated 15th November 2024, Wythenshawe Community Housing Group confirm that only 35% of their existing residents own a vehicle. The proposed scheme will provide 55% parking (i.e. 22 no. spaces for 40 no. apartments). On this basis the proposed level of parking should be more than sufficient for the day to day needs of tenants.

Summary and Conclusion

Overall the scheme will remain the same as approved in December 2020, but for some minor amendments to the basement of the building. As set out in this cover letter, and the accompanying letters of support and brief for the application the proposed changes should not have a detrimental impact on the wider community. It is therefore respectfully requested that these changes be approved and therefore condition 2 of the parent permission (reference 125993/FO/2020) be changed to incorporate the plans that form part of this application.

I trust the information submitted with the application is appropriate and can be registered and validated expeditiously. If there is anything further that we can assist with, please do not hesitate to contact me.

Yours sincerely,

Hayley Knight
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