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Submitted via the Planning Portal Reference – PP-13982151

1st May 2025

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

Non-Material Amendment to Planning Permission 138914/FO/2023

I write in relation to a Non-Material Amendment (NMA) to planning permission 138914/FO/2023

The description on the forms is as follows:

“Amendments to the cladding colours and cladding specification in relation to the elevations of all units, additional glazing added over the entrance to unit 5, amendments to the parking layout to allow for EV car chargers and 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. 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.

Since the original permission was granted Chancerygate Manchester Limited (Chancerygate) have had a rebrand. As a result of this we would like to make some changes to the cladding colours of the units. In addition, during further detailed design work, it was identified that the location of some the EV charging units did not work and, in some instance, sufficient space had not been allowed to accommodate the requisite charger columns, as such this has now been addressed on the amended layout plan.

Proposals

The proposed amendments to the site plan and elevations in detail are as follows:

Proposed Cladding and elevational changes to elevations:

- All reveals to ribbon windows, doors & roller shutter doors to be Green Grey (RAL 150 40 10) amending the approved Green (Special RAL 6018) colour details
- The unit numbers to be Albatross (RAL 240 80 05) amending the approved Green (Special RAL 6018) colour details
- The trapezoidal profile cladding system to alternate between Albatross (RAL 240 80 05) and Green Grey (RAL 150 40 10) amending the approved Gull Grey (RAL 240 80 05)
- All loading doors to be Light Grey (RAL 9002) amending the approved slate grey
- The Microrib Cladding Panel system will remain Merlin Grey (RAL 180 40 05) as approved
- The cladding specification has been updated which has resulted in smaller panels being used
- Additional glazing has been incorporated over the entrance to unit 5

Proposed layout amendments to site plan:

- All units – car chargers have been moved away from the units.
- Unit 1 – the position of the EVCP's has been moved to the other side, and the footpath slightly widened.
- Units 2 & 3 – previously the spaces between these two units were back to back. There is now a small footpath which allows space for the charging pedestals to be installed.
- Unit 5 – we have an addition 2No double chargers providing EV charging to 4 more spaces. This is to bring numbers up to 20% of total unit being EV.
- Unit 6 – based on feedback from building control, the disabled parking space and adjacent parking space have been switched to allow easier access. There is also a small paved area to house the EV pedestal.

This Section 96A application therefore seeks to update the approved plans referenced in Condition 2, as follows:

Approved Plan	New Plan
Proposed site plan ref: 23168-UMC-XXXX-SI-DR-A 0601 rev.P05	Proposed site plan ref: 23168-UMC-XXXX-SI-DR-A 0601 rev.P27
Unit 1 -4 Building elevations plan ref: 23168-UMC-01-DR-A 1301 rev.P1	Unit 1 -4 Building elevations plan ref: 23168-UMC-01-XX-DR-A 1301 rev.P17
Unit 5 Building elevations plan ref: 23168-UMC-01-DR-A 1302 rev.P1	Unit 5 Building elevations plan ref: 23168-UMC-05-XX-DR-A 1302 rev.P10
Units 6 -9 Building elevations plan ref: 23168-UMC-01-DR-A 1303 rev.P1	Units 6 -9 Building elevations plan ref: 23168-UMC-06-XX-DR-A 1303 rev.P9
Site Sections Plan ref: 23168-UMC-XXXX-SI-DR-A 0610 rev.P2	Site Sections Plan ref: 23168-UMC-XXXX-SI-DR-A 0610 rev.P15
Proposed Boundary Treatments Plan ref: 23168-UMC-XXXX-SI-DR-A 0701 rev.P06	Proposed Boundary Treatments Plan ref: 23168-UMC-XXXX-SI-DR-A 0701 rev.P18
Proposed cycle storage Plan ref: 23168-UMC-XXXX-SI-DR-A 0702 rev.P03	Proposed cycle storage Plan ref: 23168-UMC-XXXX-SI-DR-A 0702 rev.P13
Proposed waste strategy Plan ref: 23168-UMC-XXXX-SI-DR-A 0704 rev.P02	Proposed waste strategy Plan ref: 23168-UMC-XXXX-SI-DR-A 0704 rev.P14
General Arrangement Plan ref:UG_2066_LAN-GA-DRW_101 rev.T2	General Arrangement Plan ref:UG_2066_LAN_GA_DRW_01 rev.P12

In addition, amend the wording of

- Condition 9 to reference amended Proposed site plan ref: 23168-UMC-XXXX-SI-DR-A 0601 rev.P27
- Condition 10 to reference amended Proposed site plan ref: 23168-UMC-XXXX-SI-DR-A 0601 rev.P27
- Condition 11 to reference amended Proposed site plan ref: 23168-UMC-XXXX-SI-DR-A 0601 rev.P27 and Proposed cycle storage Plan ref: 23168-UMC-XXXX-SI-DR-A 0702 rev.P13
- Condition 17 to reference amended Proposed waste strategy Plan ref: 23168-UMC-XXXX-SI-DR-A 0704 rev.P14
- Condition 22 to reference amended General Arrangement Plan ref:UG_2066_LAN_GA_DRW_01 rev.P12

- Condition 23 to reference amended Proposed Boundary Treatments Plan ref: 23168-UMC-XXXX-SI-DR-A 0701 rev.P18
- Condition 24 to reference the amended General Arrangement Plan ref:UG_2066_LAN_GA_DRW_01 rev.P12

For further details, please refer to the submitted drawings. The submission also includes photographs from a Chancerygate site in Aston Clinton, showcasing the proposed materials.

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 S73 application, 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 review 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 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 of any of the units, 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 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.

Assessment/Justification

According to National Planning Practice Guidance there is no statutory definition of 'non-material', each case will be dependent on the context of the overall scheme (Paragraph 002 Reference ID:17A-002-20140306).

The changes to the elevations and the layout purely comprise of some minor alterations, and the proposed changes to condition 20 have already been agreed in principle with the Council. They are all considered to be non-material in the context of the extant planning permission.

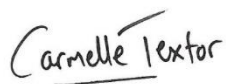
Statutory Planning Application Fee

The appropriate planning application fee is £298.00 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,



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