MANCHESTER CITY COUNCIL

Planning

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Manchester M60 2LA

Mr Andrew Thompson
Fletcher-Rae
Level 12
Tower 12
18-22 Bridge Street
Manchester
M3 3BZ

Date: 25 March 2025

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission
Application No: 142284/NMC/2025
Description: Non material amendment to planning permission referenced 137572/JO/2023 to allow change to the wording of Condition 22 (landscaping) to reflect the developed hard and soft landscaping proposals undertaken and retention of memorial garden
Location: Hammerstone Road Depot, Hammerstone Road, Manchester, M18 8EQ

I refer to your application for a non-material amendment to planning permission reference 137572/JO/2023.

The revisions to the approved scheme relate to amendments to the wording of Condition 22 (Landscaping) to reflect revised hard and soft landscaping proposals (including changed tree locations and an increase from the 22 trees approved to 23 to be planted), together with the retention of the existing Memorial Garden.

It is considered that the proposed revisions would not have a detrimental impact in terms of the visual appearance of the proposed development, or the visual and residential amenity of the residential properties in proximity to the site.

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 137572/JO/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 137572/JO/2023 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

3) 1) The development hereby approved shall be carried out in accordance with the following drawings and documents:
Hammerstone Road Design & Access Statement ref: 18021_05_6_1_Rev A;
Arboricultural Report and Arboricultural Impact Assessment dated 13 th Oct 2020 ref: 16357/AJB;
Phase 2 Site investigation report ref: 068065-CUR-00-XX-RP-GE-002 Rev V01 Issue date 17th April 2019;
Transport Assessment ref: 068065-CUR-00-XX-RP-TP-001- revision V02 Issue date 01 April 2021;
Asbestos Report & Survey 23rd Oct 2020116353_291312 Full Report V3
Crime Impact Statement Version A dated 25th January 2021 ref: 2018 /0940/ CIS/02 Rev A; Noise Planning Statement ref: 1620005855- RP-01 December 2018 ;
Preliminary Ecological Appraisal -SWECOUK Ltd Rev 01 -20.09.18 SWECO ;
Ecology letter to accompany 2018 PEA - April 2021;
Air Quality Assessment March 2019 ref: ES101-AQ106954 Rev2;
Hammerstone Construction Management Plan Rev.A Planning Statement dated April 2021 ref: MORH3002 ;
Heritage Statement dated April 2021 ref: MORH 3002;
Hammerstone Road Depot Statement of Community Involvement April 21 ref: FOG/HR/DRA01;
Site Waste Management Plan ref: 13W007;
Waste Management Strategy proforma dated 13.04.2021(including plan ref: HRD-FRA-00-XX-DR-A-90-0211 rev.C1 in respect of bin store location);
HRD-FRA-00-XX-DR-A-91-0001-P2 Site Location Plan;
HRD-FRA-00-XX-DR-A-91-0002-P3 Existing Site Plan;
HRD-FRA-00-XX-DR-A-90-0100-C1 Site Demolition Plan;
HRD-FRA-00-XX-DR-A-90-0320-P2 Proposed Memorial Garden Plan and details;
HRD-FRA-01-00-DR-A-20-1001-P3 Existing Ground Floor Plan Sheet 1;
HRD-FRA-01-00-DR-A-20-1002-P3 Existing Ground Floor Plan Sheet 2;
HRD-FRA-01-RL-DR-A-20-1005-P2 Existing Roof Plan Sheet 1;
HRD-FRA-01-RL-DR-A-20-1006-P2 Existing Roof Plan Sheet 2;
HRD-FRA-01-XX-DR-A-20-1007-P3 Existing East Elevation;
HRD-FRA-01-XX-DR-A-20-1008-P3 Existing North & South Elevations;
HRD-FRA-01-XX-DR-A-20-1009-P3 Existing West Elevation;
HRD-FRA-01-XX-DR-A-20-1011-P3 Existing Sections Sheet 1;
HRD-FRA-01-XX-DR-A-20-1012-P3 Existing Sections Sheet 2;
HRD-FRA-01-XX-DR-A-20-1013-P3 Existing Sections Sheet 3;
HRD-FRA-01-00-DR-A-20-1101-C1 Demolition Ground Floor Plan Sheet 1;
HRD-FRA-01-00-DR-A-20-1102-P3 Demolition Ground Floor Plan Sheet 2;
HRD-FRA-01-00-DR-A-20-1201-C1 Proposed GA Ground Floor Plan Sheet 1;
HRD-FRA-01-00-DR-A-20-1202-C3 Proposed GA Ground Floor Plan Sheet 2;
HRD-FRA-01-RL-DR-A-20-1205-C2 Proposed GA Roof Plan Sheet 1;
HRD-FRA-01-RL-DR-A-20-1206-C2 Proposed GA Roof Plan Sheet 2;
HRD-FRA-01-XX-DR-A-20-1210-C1 Proposed GA Sections Sheet 1;
HRD-FRA-01-XX-DR-A-20-1211-C1 Proposed GA Sections Sheet 2;
HRD-FRA-01-XX-DR-A-20-1212-C1 Proposed GA Sections Sheet 3;
HRD-FRA-02-XX-DR-A-90-2001-C2 Proposed Winter Maintenance Area Plan;
HRD-FRA-02-00-DR-A-20-2201-C2 Proposed Gritter Garage GA Ground Floor Plan;
HRD-FRA-02-RL-DR-A-20-2202-C3 Proposed Gritter Garage GA Roof Plan;
HRD-FRA-02-XX-DR-A-20-2203-C2 Proposed Gritter Garage GA Elevations;
HRD-FRA-02-XX-DR-A-20-2204-C2 Proposed Gritter Garage GA Sections ;
HRD-FRA-04-XX-DR-A-90-4001-C1 Proposed Washdown Area Plan;
HRD-FRA-05-XX-DR-A-90-5001-P3 Proposed Refuel Area Plan;
HRD-CUR-XX-00-DR-C-92-500 Rev P05 -Proposed ground floor drainage layout;

HRD-CUR-XX-00-DR-C-92-501 Rev P05 - Proposed lower floor drainage layout;
HRD-CUR-XX-00-DR-C-92-510 Rev P03 - Existing Drainage;
HRD-CUR-XX-00-DR-C-92-511 Rev P04 - Retained and Abandoned Existing drainage
Commented [SW1]:
Received 21st April 2021

Environmental Impact Assessment Statement Document ref: 068065-CUR-00-XX-RE-002-Rev V03 ;
and Flood Risk Assessment and Drainage Strategy Report 068065-CUR-00-XX-RE-001 Rev V04 dated 11 May 2021 - received 11th May 2021

068065-CUR-XX-00-DR-C-91-602 Rev P05 - Proposed external levels;
068065-CUR-XX-00-DR-C-91-605 Rev P07 - Proposed site sections sheet 1;
068065-CUR-XX-00-DR-C-91-606 Rev P05 - Proposed site sections sheet 2;
HRD-FRA-00-XX-DR-A-90-0211-C1 Proposed Bin Stores;
HRD-FRA-01-XX-DR-A-20-1208-C2 Proposed GA North & South Elevations;
HRD-FRA-01-XX-DR-A-20-1209-C2 Proposed GA West Elevation;
Demolition Plan/Dynamic Method Statement/Work Package Plan by Frank O'Gara and Sons;
MEP Services Performance Specification Ref: HRD-HAN-ZZ-XX-SP-N-0001 Revision C1;
Part L2a 2013 Compliance Report Ref: HRD-HAN-ZZ-XX-RP-N-001 Issue 01;
Solar PV and Battery Storage feasibility Assessment and Recommendations report by MEP Services ref: 3778-HAN-ZZ-XX-RP-MEP -003 revision 4;
Waste Management Strategy proforma dated 13.04.2021(including plan ref: HRD-FRA-00-XX-DR-A-90-0211 rev.C1 in respect of bin store location) received 21st May 2021
Transport Technical Note prepared by Curtains dared 18th May 2021 in regard to off site highways works Bat Survey - Envirosolutions May 2021 received 1st June 2021;
S.11Structural Condition Appraisal ref:B068065 revision 01 dated 06 November 2020 received 1st September 2021;
Plan ref: HRD-FRA-00-XX-DR-A-90-0200 rev. P10 Proposed Site Plan GA;
Plan ref HRD-FRA-00-XX-DR-A-90-0210 rev. P7 Proposed Site External Works Plan;
Plan ref: HRD-FRA-00-XX-SK-A-90-9005 rev. P2 Proposed Masonry Gatehouse Option;
Hammerstone Road Depot Reclaimed Masonry Statement document ref: HRD-FRA-01-XX-RP-A-21-2602-P1 dated 28.09.2021;
Loco Shed Existing & Proposed Window Report document ref: HRD-FRA-01-XX-RP-A-31-6201 rev. P03 dated 23.11.2021 received 23rd November 2021;
Plan ref: HRD-FRA-01-XX-DR-A-20-1207 rev.P06 Proposed GA East Elevation; received 23rd November 2021;
Southern Boundary Wall & Outbuilding Structural Appraisal doc ref: HRD-CUR-00-XX-RP-S-0001 rev.P02 Issue date 23 November 2021 received 23rd November 2021;

AS AMENDED BY : -
Plan ref: HRD-FRA-00-XX-DR-A-90-0200 rev. C06 Proposed Site Plan GA;
HRD-FRA-00-XX-DR-A-90-0210 rev. C03 Proposed Site External Works Plan;
HRD-FRA-00-XX-DR-A-90-0211 rev. C02 Proposed Bin Stores ;
HRD-FRA-01-00-DR-A-20-1101-C02 Ground Floor Demolition Plan Sheet 1;
HRD-FRA-01-00-DR-A-20-1201-C09 Proposed GA Ground Floor Plan Sheet 1;
HRD-FRA-01-00-DR-A-20-1202-C05 Proposed GA Ground Floor Plan Sheet 2;
HRD-FRA-01-00-DR-A-20-1268-C06 Proposed Substation;
HRD-FRA-01-RL-DR-A-20-1205-C02 Proposed GA Roof Plan Sheet 1;
HRD-FRA-01-RL-DR-A-20-1206-C02 Proposed GA Roof Plan Sheet 2 ;
HRD-FRA-01-XX-DR-A-20-1207-C05 Proposed GA East Elevation;
HRD-FRA-01-XX-DR-A-20-1208-C04 Proposed GA North & South Elevations;
HRD-FRA-01-XX-DR-A-20-1209-C03 Proposed GA West Elevation;
HRD-FRA-01-XX-DR-A-20-1210-C02 Proposed GA Sections Sheet 1;

HRD-FRA-01-XX-DR-A-20-1211-C02 Proposed GA Sections Sheet 2;
HRD-FRA-01-XX-DR-A-20-1212-C02 Proposed GA Sections Sheet 3;
HRD-FRA-01-XX-DR-A-21-1310-C02 Proposed Break In Panel Details;
HRD-FRA-04-XX-DR-A-20- 4001 -C02 Proposed Washdown Area Plan;
HRD-FRA-04-XX-DR-A-20- 4003 -C02 Proposed Washdown Area Elevations;
HRD-FRA-05-XX-DR-A-20-5001- C01 Proposed Refuel Area Plan;
Email trail between Curtins and United Utilities in regard to discharge rates into the combined sewer.

Design and Access Statement Addendum Version dated July 2023 ref: 18021-05-6-1 (as updated by plan ref: HRD-FRA-00-XX-DR-A-90-0200 rev. C06 Proposed Site Plan GA in the appendices.

Flood Risk Assessment and Drainage Strategy Curtins Ref: HRD-CUR-00-XX-RP-C-100 Revision: P02 Issue Date: 07 July 2023 Received 17th July 2023

AS AMENDED BY :-

HRD-AJM-00-XX-DR-L-5211_P04_Soft Landscape Layout 01;
HRD-AJM-00-XX-DR-L-5811_P03_Soft Landscape Details;
HRD-CUR-XX-00-DR-C-94-700_C03 External Surfaces;
HRD-CUR-XX-00-DR-C-94-701_C02 External Surfaces;
Received 28th February 2025.

HRD-AJM-00-XX-DR-L-5212_P04_Soft Landscape Layout 02;
Received 6th March 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

4) a)The development shall be implemented in accordance with the detailed specifications of the hard and soft landscaping scheme shown on the plan ref: HRD-AJM-00-XX-DR-L-5211_P04_Soft Landscape Layout 01; HRD-AJM-00-XX-DR-L-5212_P03_Soft Landscape Layout 02, and HRD-AJM-00-XX-DR-L-5811_P03_Soft Landscape Details not later than 12 months from the date the locomotive shed is first occupied.

b) If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy (2012).

Should you wish to discuss the matter further, please contact Sue Wills using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing