

Our Ref: 05C200031
Your Ref: 134154/VO/2022

2nd April 2025

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

Dear Jennifer,

Non-Material Amendment to planning permission 134154/VO/2022 (as amended by 135846/NMC/2022, 137667/NMC/2023;140043/NMC/2024; and 141701/NMC/2024) 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 a non-material amendment in relation to planning permission 134154/VO/2022 (approved by Manchester City Council on 7th September 2022) as amended by 135846/NMC/2022, 137667/NMC/2023, 140043/NMC/2024 and 141701/NMC/2024.

This application is submitted via the planning portal with reference number PP-13826703.

The proposed amendments are as follows:

- Block A – Amendment to the generator screening to suit the generator size and the subsequent subcontractor design for the enclosure.
- Block A – Amendments to the elevation around the bin / cycle store and plant entrance
- Inclusion of the perforated screening on the louvres as previously discussed.
- Block B – Minor change to incorporate a louvred panel (with perforate screen) above the side entrance door from Wadeford Close to give the management suite somewhere to vent to as it is unable to come through the brickwork to airbricks as previously intended.
- Cycle Storage - Relocation of cycle stores from the town houses to the apartment stores.

The following approved plans listed in condition 2 have been updated to reflect these changes as follows:

- RODSTA-BUT-A-00-DP-A-01005 Residential Block A - Ground Floor Plan P04
- RODSTA-BUT-A-XX-DE-A-01030 Residential Block A - North Elevation P04
- RODSTA-BUT-A-XX-DE-A-01031 Residential Block A - East and West Elevation P04

- RODSTA-BUT-A-XX-DE-A-01032 Residential Block A - South Elevation P04
- RODSTA-BUT-B-00-DP-A-01014 Residential Block B - Ground Floor Plan P06
- RODSTA-BUT-B-XX-DE-A-01034 Residential Block B - South and West Elevations P05

Please note, the perforated screening is shown on the drawing but may not be immediately obvious due the scale of the elevations. A key is provided to show which panels are perforated. In addition, please note that no changes have been made to the curtain walling design around the amenity space that was previously discussed.

Due to design development, the cycle storage has been amended to provide the townhouse cycle storage within the Block B cycle store. The Block B cycle store now provides 59 Spaces along with 52 cycle spaces in the Block A store. This results in a total of 111 cycle spaces across the development which is a provision of 86%.

References within the following condition will also need to be updated:

Condition 23

Prior to the first occupation of the development, the siting, scale and appearance of the ~~external cycle~~ and refuse stores for each townhouse shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The cycle storage arrangements for ~~the townhouses and~~ apartment buildings A and B shall be carried out in accordance with drawings RODSTA-BUT-A-00-DP-A-01005 - ~~PL2 P04~~ and RODSTA-BUT-B-00-DP-A-01014 - ~~PL2 P06~~ stamped as received by the City Council, as Local Planning Authority, on the ~~10 August 2022~~ date TBC

The approved details shall be implemented prior to the first occupation of each building of the development and thereafter retained and maintained in situ.

Some of the conditions will require to be re-discharged to reflect these updates. These will be submitted for discharge in parallel to this NMA application.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'K.E. Limbert'.

Kate Limbert

Planner

+44 01132808063

kate.limbert@avisonyoung.com

For and on behalf of Avison Young (UK) Limited