



Planning

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Manchester M60 2LA

Mr Emmanuel Adedokun
Halliday Meecham Architects
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Date: 28 February 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: 142062/NMC/2025

Description: Non-material amendment to planning permission reference 140644/VO/2024 to allow for the incorporation of an access ramp from Garratt Way to the new public square, together with revised planting arrangements (including species), and minor repositioning of street furniture,

Location: Gorton Retail Market, Garratt Way, Manchester, M18 8LD

I refer to your application for a non-material amendment to planning permission reference 140644/VO/2024.

The revisions to the approved scheme relate to the installation of ramped access from Garratt Way into the proposed public square and revisions to the approved landscaping arrangements in regard to changes to tree species and the minor repositioning of the trees to the Garratt Way frontage of the site.

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.

The development hereby approved shall be carried out in accordance with the drawings numbered:-

3D- Proposed Gorton Public Square plan ref: 5719-HMA-V-XX-DR-A-00320 rev.P01

Location plan ref: 5719-HMA-V-XX-DR-A-00001 rev.P01

Location Plan (Ownership boundary) plan ref: 5719-HMA-V-XX-DR-A-00002 rev.P01

Design & Access Statement ref: 5719-HMA-GH-XX-RP-A-90050_P01 dated 26th July 2024 Rev: P01

Tree Survey plan ref: 5493 02

Received 29th July 2024

Email from Tesco dated 3rd September 2024 with attached drone parking survey heat map.

Proposed Design details document received 2nd September 2024.

Swept path analysis 7.9m Fire Tender plan ref: 86953-CUR-XX-00-D-TP-05001 rev.P01 ;

Swept path analysis 7.5t Box Van plan ref: 86953-CUR-XX-00-D-TP-05002 rev.P01
General Arrangement Visibility Splays plan ref: 86953-CUR-XX-00-D-TP-75001 rev.P01;
Received 1st October 2024.
Proposed Market Elevation (west) plan ref: 5719-HMA-V-XX-DR-A-20200 rev.T01
Received 2nd October 2024
Email from Tesco Assets and Estates team dated 4th October 2024 confirming that Tesco intend to relocate the 12no. Parent & Toddler parking bays nearer to their store entrance before the end March 2025.
Email from Tesco dated 15th October 2024 confirming times and dates of the drone parking survey Email from applicant in relation to the treatment of the areas directly to the west and south of the public square.
Transport Note dated 15th October 2024 ref: 86953-CUR-XX-XX-T-TP-00001 rev.P02;
General Arrangements Plan 1 of 2 plan ref: 5493 02 rev.A
General Arrangements Plan 2 of 2 plan ref: 5493 03 rev.A
Planting plan 1 of 2 plan ref: 5493 04 rev.A
Planting plan 2 of 2 plan ref: 5493 05 rev.A
Landscape Sketch scheme plan ref: 5493 01 rev.H
Received 15th October 2024.

AS AMENDED BY

Details - Ramp plan ref: 5493 23 rev. A received 4th February 2025

Landscape Masterplan plan ref 5493.01 rev. S
Planting plan 2 of 2 plan ref: 5493 05 rev.H
Received 6th February 2025

Planting plan 1 of 2 plan ref: 5493 04 rev.J
Received 26th February 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).

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.

The development shall be implemented in accordance with the highway arrangement shown on plan refs: General Arrangement Visibility Splays plan ref: 86953-CUR-XX-00-D-TP-75001 rev.P02; General Arrangements Plan 1 of 2 plan ref: 5493 02 rev.A and General Arrangements Plan 2 of 2 plan ref: 5493 03 rev.A (as revised by Landscape Masterplan plan ref 5493.01 rev. S received 6th February 2025 in respect of pedestrian access ramp); and all the agreed works shall be completed prior to the development hereby approved being brought into use .

Reason - In the interests of highway safety, pursuant to policy T1 of the Manchester Core Strategy (2012).

The cycle storage arrangements within the development shall be implemented in accordance with the location on the Landscape Masterplan plan ref 5493.01 rev. S received 6th February 2025, and design in the Proposed Design details document received 2nd September 2024 and colouration specified in the General Arrangements Plan 1 of 2 plan ref: 5493 02 rev.A received 15th October 2024 The approved scheme shall be implemented before the public square is brought into use, and these facilities shall then be permanently retained for bicycle storage.

Reason - To ensure that adequate provision is made for bicycle storage so that persons occupying or visiting the site have a range of options in relation to mode of transport, pursuant T1 and DM1 of the Manchester Core Strategy (2012).

The lighting development hereby approved shall be implemented in accordance with the location on the Landscape Masterplan plan ref 5493.01 rev. S received 6th February 2025, the design in the Proposed Design details document, and General Arrangements Plan 1 of 2 plan ref: 5493 02 rev. A. The approved lighting scheme shall be implemented prior to the public square being used by the public.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of existing and proposed nearby residential accommodation, pursuant to policies SP1 and policy DM1 of the Manchester Core Strategy (2012).

a)The landscaping scheme for the development shall be implemented in accordance with the detail on Planting plan 2 of 2 plan ref: 5493 05 rev. H received 6th February 2025, and Planting plan 1 of 2 plan ref: 5493 04 rev. J received 26th February 2025.

b)The approved landscaping scheme and arrangements for management and maintenance shall be implemented not later than 12 months from the date the buildings are first occupied. 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 in the development, another tree or shrub of the same species and size as that originally planted shall be planted at the same place within the development.

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).

The development hereby approved shall be implemented in accordance with the biodiversity measures in the locations on the Landscape Masterplan plan ref 5493.01 rev. S received 6th February 2025, and design in the Proposed Design details document received 2nd September 2024, and on General Arrangements Plan 1 of 2 plan ref: 5493 02 rev.A and General Arrangements Plan 2 of 2 plan ref: 5493 03 rev.A received 15th October 2024.

Reason - To improve biodiversity at the site and to comply with policy EN15 of the Manchester Core Strategy (2012).

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 140644/VO/2024. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 140644/VO/2024 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

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