

Our Ref: 04C400513

Planning Portal Ref: PP-13624469

09 December 2024

David Lawless
Planning Department
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

Dear David

Box 4 (Formerly Hangar 4), Pinfold Lane, Manchester Airport: Application for Non-Material Amendment to Planning Permission Reference 136879/FO/2023 under Section 96(A) of the Town and Country Planning Act

On behalf of our client, Threadneedle Curtis Limited ('the Applicant'), we enclose with this letter an application for a non-material amendment under Section 96(A) of the Town and Country Planning Act (1990) to permission reference 136879/FO/2023 granted on 3rd May 2023.

The planning application permitted the following development:

"Erection of a warehouse building (Use Class B8) with ancillary office accommodation (totalling 8,568m² gross internal area) and associated parking, access and landscaping."

The proposed non-material amendment is made under Section 96(A) of the Town and Country Planning Act (1990) which states:

"A local planning authority in England may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material. The power conferred may be exercised only on an application made by or on behalf of a person with an interest in the land to which the planning permission relates."

The following has been submitted in support of this application:

- This covering letter;
- Application forms duly signed and completed;
- Proposed Site Plan (reference: 020993-RPS-SI-XX-DR-A-0110 P04) prepared by RPS;
- Proposed Elevations (reference: 020993-RPS-SI-XX-DR-A-0111 P04) prepared by RPS;

- Proposed Site Plan- Utilities (reference: 020993-RPS-SI-XX-DR-A-0118) prepared by RPS; and,
- Electric Vehicle Charging Point Technical Specification.

The Proposal

The full description of development as detailed on the planning application forms is as follows:

"Proposed non-material amendment to application reference 136879/FO/2023 for addition of louvres, change of cladding colour specification, and relocation of EV charging spaces".

The three elements of the proposed changes are summarised below:

Addition of louvres

As the design has developed it has been established that 2no. louvres are required on the north elevation. These are shown on Proposed Elevation Plan (reference: 020993-RPS-SI-XX-DR-A-0111 P04) which has been submitted in support of this application.

Cladding colour specification

On the approved elevations drawing the composite cladding panel is specified as being White RAL 9003. Since this has been approved, it has been established by the supply chain that this colour is no longer available and as such White RAL 9010 is being proposed as an alternative. The alternative cladding colour is specified on the material key of the Proposed Elevations Plan (reference: 020993-RPS-SI-XX-DR-A-0111 P04) which has been submitted in support of this application.

EV charging spaces

As the design has developed it has been proposed that the EV charging spaces are relocated within the on-site car parking. Site Layout Plan (reference: 020993-RPS-SI-XX-DR-A-0110 P04) shows the new proposed location of the EV charging spaces. It should be noted that 19 EV charging car parking spaces are still being proposed at the site.

Additionally, a change is being proposed to the specification of the EV charging points. Condition 9 on the decision notice approves the EV charging specification which was submitted with the original application. As design has developed, it is now proposed that RolexEV Quantum charging points are proposed at the site.

It has been agreed with Manchester City Council Planning Officers that a non-material amendment application is an appropriate route to deal with the changes summarised above.

Fee

The planning application fee has been calculated as £363.00 (including £70.00 service charge) and this amount has been paid for via BACS to the Planning Portal.

I trust the information provided within this submission is sufficient to validate and determine the application. If you have any queries, please contact me.



Yours sincerely,

A handwritten signature in grey ink that reads 'nicolajonesimpson'.

Nicola Simpson

Planner

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For and on behalf of Avison Young (UK) Limited