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Maximillian Gibson
Manchester City Council

Eden Planning
1 Market Street
Altrincham
WA14 1QE

0161 820 2055
lowdown@edenplanning.co.uk
edenplanning.co.uk
OPN2807
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PP-13615296

Section 96a Application at: Land at Bromley Street, Manchester, M4 4JS

Dear Maximillian

We write in connection with the above site. The site received planning permission reference 138695/FO/2023 on 31 May 2024 for:

"Installation of shipping containers to form 4326sqm. gross of co-working space (sui generis) with associated car parking and other works for a temporary period of 3 years"

Condition 1 attached to the permission reinforces the timescale of the consent, it states:

"The permission hereby granted is for a limited period only, expiring on 24 May 2027"

Condition 2 states:

"The use and structures hereby permitted shall be discontinued no later than the 24 May 2027 and the buildings and works comprising the development are required to be removed no later than one month from the use ceasing."

A non-material amendment to both the description of development and Conditions 1 and 2 is hereby applied for. The application is submitted via the Planning Portal, reference number: PP-13615296 and the requisite fee of £363 has been paid directly by the Applicant: Meanwhile Creative Ltd.

Also submitted in support of this application is a site location plan.

Reason for the Amendment

When the original planning application was submitted and determined the applicant was unsure of the timescale that the consent would be required for. However, a ten-year lease agreement has now been signed by the Applicant and the landowner, therefore, a 3 year planning permission would not be sufficient.

Planning permission is sought for the life of the Applicant's lease – a 10 year period ending 24 May 2034.

Proposed Amendment

The proposed amendment to the description of development is:

*"Installation of shipping containers to form 4326sqm. gross of co-working space (sui generis) with associated car parking and other works for a temporary period of **10 years**"*

The proposed amendment to Condition 1 is:

*"The permission hereby granted is for a limited period only, expiring on **24 May 2034**"*

The proposed amendment to Condition 2 is:

*"The use and structures hereby permitted shall be discontinued no later than the **24 May 2034** and the buildings and works comprising the development are required to be removed no later than one month from the use ceasing."*

Planning Case for the Amendment

The reason for the imposition of Condition 1 attached to the original Planning Permission says:

"The site and wider area are expected to undergo significant changes as a result of regeneration being promoted by the City Council and it will be necessary to reconsider the suitability and acceptability of the use of this site following this temporary period. This temporary permission will allow the City Council to reconsider the consequences of development on the site which are not foreseeable beyond the expiry of this temporary permission, pursuant to the Manchester Core Strategy policies SP1, CC1, CC10, CC8 and DM1."

The reason for the permission is accepted. However, there are a number of other conditions attached to the permission which will secure the amenity of future development in the surrounding area. Namely:

Condition 12 – relating to control of noise levels

Condition 15 – Control of Deliveries, servicing and collections

Condition 16 – Use of outside spaces

Condition 17 – Hours of operation

Condition 18 – Permitted uses.

The above conditions are all designed to protect the amenity of the surrounding area such that the makers yard at Bromley Street will not be a bad neighbour. In contrast, the yard will provide activity and vibrancy which will serve to make residents feel safer whilst also giving employment opportunities.

It is also material that a permanent permission is still not being sought. The Applicant only requires the permission for the life of their lease, 10 years. After the 10 year period the site will be able to come forward for alternative development.

Conclusion

It is concluded that because conditions are imposed to control potentially anti-social elements of the development and because a permanent permission is still not sought the proposed change is not material. As the change sought is not material, it does not go to the heart of the consent and

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does not alter the analysis or findings of the Council when planning permission was granted.

It is for this reason that we request this S96a application be permitted and the description of development and conditions amended as proposed

Yours sincerely,



Nicole Roe MRTPI
DIRECTOR