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

6th December 2024

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 and 137667/NMC/2023) 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 and 140043/NMC/2024.

This application is submitted via the planning portal with reference number PP- 13617820.

The proposed amendments are as follows:

- The entrance of the northern carpark has been amended from double track to single track. This has been discussed with Highways at Manchester City Council who have agreed to this amendment.
- A proposed reduction in hard landscaping and the relocation of some trees.
- The landscape changes have resulted in some changes to lighting, boundary treatments and street furniture.

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

- RODSTA-LYR-XX-ZZ-D-L-1001 ~~Rev 3~~ C04
- RODSTA-LYR-XX-ZZ-D-L-3001 ~~Rev-~~ C04
- RODSTA-LYR-XX-ZZ-D-L-8001 ~~Rev-~~ C05
- ~~RODSTA-MET-ZZ-00-DR-E-6350-S2-P03~~ RODSTA-AME-ZZ-ZS-DR-E-63010 C03 and RODSTA-AME-ZZ-ZZ-TS-E-50005 C03

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- ~~RODSTA-MET-ZZ-00-DR-E-6351-S2-P02~~ RODSTA-AME-XX-ZZ-CA-E-63003 C01
- ~~RODSTA-MET-ZZ-00-DR-ME-9001-S2-P04~~ RODSTA-AME-ZZ-ZZ-DR-E-61010 C14

In addition to the condition 2 updates, the references within the following condition will also need to be updated:

Condition 13 – Boundary Treatments

Notwithstanding drawing RODSTA-LYR-XX-ZZ-DWG-L-8001 ~~Rev –~~ C05 stamped as received by the City Council, as Local Planning Authority, on the ~~20 June 2022~~ TBC, prior to any above ground works, details of the siting, scale, appearance and material for the proposed boundary treatment shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and be in place prior to the first occupation of the development.
The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Condition 16 - Landscaping

a) Notwithstanding drawings RODSTA-LYR-XX-ZZ-DWG-L-1001-~~REV 3~~ C04 and RODSTA-LYR-XX-ZZ-DWG-L-3001-~~REV~~ C04 stamped as received by the City Council, as Local Planning Authority, on the ~~20 June 2022~~, TBC prior to any above ground works, details of a hard and soft landscaping treatment scheme (including the proposed size and species of trees) shall be submitted for approval in writing by the City Council as local planning authority.
(b) The approved scheme shall be implemented prior to the first occupation of each building of the development. 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.

Some of the conditions will require to be re-discharged to reflect these updates. These will be submitted for discharge in due course.

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

Yours sincerely

Kate Limbert
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For and on behalf of Avison Young (UK) Limited