



Planning

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Mr Nick Legget
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Date: 24 October 2024

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: 141137/NMC/2024

Description: Non-material amendment to condition 2 (q) of planning permission 129395/JO/2021 as amended by 130493/NMC/2021 and 130506/NMC/2021, consisting of replacement affordable housing document.

Location: Land To The South Of Store Street, Manchester, M1 2NE

I refer to your application for a non-material amendment to planning permission reference 129395/JO/2021.

Reason 1: Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development

Reason 2: The proposed amendments relate to changes to condition 2(s) approved drawings and documents to supersede the original affordable housing statement which accompanied the original planning application. At the time of the original planning application Clarion were working with H2O to deliver a scheme of 100% affordable units, however over the period since planning permission was granted due to changes in circumstances the intended mix is no longer a viable option and as such it is necessary for a revised affordable housing statement to set out how the policy compliant level of affordable housing (13 Shared Ownership Units) which is required through the S106 agreement will be delivered.

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 129395/JO/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 129395/JO/2021 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

(a) Dwgs ST-AHR-XX-XX-PL-A20-001 Rev A, ST-AHR-00-00-PL-A-90-002-Red Line Boundary Rev A and ST-AHR-XX-XX-PL-A20-002 Rev A;

(b) Dwgs ST-AHR-00-00-PL-A-20-001 Rev D, ST-AHR-00-01-PL-A-20-001 Rev 2, ST-AHR-00-02-PL-A-20-001 Rev 1, ST-AHR-00-03-PL-A-20-001 Rev 1, ST-AHR-00-04-PL-A-20-001 Rev 1, ST-AHR-00-05-PL-A-20-001 Rev 1, ST-AHR-00-06-PL-A-20-001 Rev 1, ST-AHR-00-07-PL-A-20-001 Rev 1, ST-AHR-00-08-PL-A-20-001 Rev 1, ST-AHR-00-09-PL-A-20-001 Rev 1, ST-AHR-00-10-PL-A-20-001 Rev 1, ST-AHR-00-11-PL-A-20-001 Rev 1 and ST-AHR-00-12-PL-A-20-001 Rev 1;

(c) ST-AHR-00-XX-PL-A-28-001 Rev D, ST-AHR-00-XX-PL-A-28-002 Rev D, ST-AHR-00-XX-PL-A-28-003 Rev D, ST-AHR-XX-XX-PL-A-20-101 Rev 2, ST-AHR-XX-XX-PL-A-20-102 Rev 2, ST-AHR-XX-XX-PL-A-20-103 Rev 2, ST-AHR-XX-XX-PL-A-20-104 Rev 2, ST-AHR-XX-XX-PL-A-20-105 Rev 2 and ST-AHR-XX-XX-PL-A-20-110 Rev B;

(d) Dwgs ST-WSP-00-01-DR-S-230101, ST-WSP-00-01-DR-S-230120, ST-WSP-00-02-DR-S-230101, ST-WSP-00-03-DR-S-230101, ST-WSP-00-04-DR-S-230101, ST-WSP-00-05-DR-S-230101, ST-WSP-00-06-DR-S-230101, ST-WSP-00-07-DR-S-230101(1), ST-WSP-00-07-DR-S-230101, ST-WSP-00-08-DR-S-230101, ST-WSP-00-09-DR-S-230101, ST-WSP-00-10-DR-S-230101, ST-WSP-00-GF-DR-S-130101, ST-WSP-00-RF-DR-S-270101, ST-WSP-00-RF-DR-S-270102, ST-WSP-00-XX-DR-S-280101, ST-WSP-00-XX-DR-S-903001, ST-WSP-00-ZZ-DR-S-160101, ST-WSP-00-ZZ-DR-S-160102, ST-WSP-00-ZZ-DR-S-160105, ST-WSP-00-ZZ-DR-S-200301, ST-WSP-00-ZZ-DR-S-200302, ST-WSP-00-ZZ-DR-S-200303, ST-WSP-00-ZZ-DR-S-200304, ST-WSP-00-ZZ-DR-S-200305, ST-WSP-00-ZZ-DR-S-200306, ST-WSP-00-ZZ-DR-S-200307, ST-WSP-00-ZZ-DR-S-200308, ST-WSP-00-ZZ-DR-S-200309, ST-WSP-00-0ZZ-DR-S-200320, ST-WSP-00-ZZ-DR-S-200321, ST-WSP-00-ZZ-DR-S-200322, ST-WSP-00-ZZ-DR-S-200901 and ST-WSP-00-ZZ-DR-S-200902;

(e) Dwgs ST-AHR-ZZ-ZZ-DR-L-0001 Rev 4, 0002 Rev 5, 0003 Rev 5, T-AHR-ZZ-ZZ-EL-L-0004 Rev 4, T-AHR-ZZ-ZZ-EL-L-0005 Rev 4 and ST-AHR-ZZ-ZZ-SE-L-0001 Rev 3;

(f) Targets, CO2 Reduction and Energy Efficiency Measures and recommendations within H2O Urban (No.2) LLP, Store Street Residential, Manchester, Energy Statement Rev 2, 11/02/2020 and H2O Urban (No.2) LLP, Store Street Residential, Manchester, Building Regulations Part L1A 2013 Compliance Report 11/02/2020 Rev 1;

(g) Store Street Residential Development, Waste Management Strategy by Curtins Revision: V02 dated: 13 March 2020 as amended by Sketch and e-mail from Chroma stamped as received on 21-08-20;

(h) Offsite Landscaping Associated with Development of Land on Store Street Statement stamped as received on 15-04-20

(i) Canal and Rivers Trust e-mail 22-07-20 (Adaptable Apartments);

(j) Recommendations in sections, 4, 5, and 6 of the Crime Impact Assessment Version B dated 12/02/20; and

(k) AHR's Design and Access Statement ALD-AHR-SW-XX-RP-A-A3-PL001 stamped as received on 15-04-20 Sections 5.0, 5.10, 6.3 and 6.5.

(l) Land off Store Street Manchester , Archaeological Desk-Based, Assessment, January 2020 by CFA;

(m) STORE STREET, MANCHESTER, Flood Risk Assessment and Drainage Strategy by WSP dated February 2020;

(n) Air Quality Assessment Rev 1, Store Street by RPS dated 10 March 2020;

(o) Astbury, Pre-Construction, Signal Reception Impact Survey, Store Street, Manchester , 10th December 2019 and mitigation measures set out within;

(p) Points 1-7 Highways in Canal and Rivers Trust e-mail dated 25-06-20;

(q) Land to the south of Store Street, Manchester, M1 2NE planning application no. 126608/FO/2020 Affordable Housing Statement and Appendix 1 (Demarcation Plans) Stamped as received 01/10/24;

(r) CONSTRUCTION MANAGEMENT PLAN by Graham dated 11/12/2020 ; and

(s) Construction Environmental Management Plan Version No: 2.0 dated 18/12/2020 by Graham

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1 saved Unitary Development Plan policies DC19.1, DC20 and DC26.1.

Should you wish to discuss the matter further, please contact Angela Leckie using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing