

Sue Wills
Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

11th November 2024

Submitted via Planning Portal (ref: PP-13531970)

Dear Sue

Application for the Approval of a Non-Material Amendment to 139720/JO/2024: Full Planning Permission for a Residential Development at the Former Victoria Park Probation Centre

On behalf of our client, Britannia Victoria Limited ('the Applicant'), please find enclosed an application made under Section 96A of the Town and Country Planning Act 1990 to make non-material amendments to Condition 1 and 23(a) of planning permission 139720/JO/2024 at the Former Victoria Park Probation Centre, Laindon Road, Manchester ('the Site'), which list the approved plans and documents; and landscaping/external works plans respectively.

The permission was originally granted on 31st October 2023 with the reference 135848/FO/2022 and subsequently varied through the Section 73 approval dated 20th June 2024. The description of development reads:

'Erection of a residential development (Use Class C3), comprising 72 units, along with associated hard and soft infrastructure, access and associated works following demolition of existing buildings.'

The Proposed Amendments

Enclosed with this submission is a set of revised plans to supercede those previously approved as set out in the below table.

Previously Approved Plan	Revised Plan
Block Plan	Block Plan (ref: A662_P_002 Rev P)
Site Plan (ref: A662_P_100 Rev AB)	Site Plan (ref: A662_P_100 Rev AC)
External Works Plan (ref: A662_T_101 Rev D)	External Works Plan (ref: A662_T_101 Rev E)
Block 1 Elevations (ref: A662_P_210 Rev C)	Block 1 Elevations (ref: A662_P_210 Rev D)
Blocks 2, 5 and 7 Elevations (ref: A662_P_310 Rev A)	Blocks 2, 5 and 7 Elevations (ref: A662_P_310B)

Block 3 (ref: A662_P_410)	Block 3 (ref: A662_P_410 Rev A)
Block 4 (ref: A662_P_510)	Block 4 (ref: A662_P_510 Rev A)
Block 6 (ref: A662_P_610)	Block 6 (ref: A662_P_610 Rev A)
Block 8 (ref: A662_P_810)	Block 8 (ref: A662_P_810 Rev A)
House Type 6A Elevations (ref: A662_P_168A)	House Type 6A Elevations (ref: A662_P_168B)

A CGI comparison (ref: A662_SK_321) showing the changes to Block 2 is also submitted as a visual aid, however is not for approval.

Firstly, the positioning of the substation has been moved away from the side boundary to allow for access for maintenance, and away from the footpath to allow the doors to open without blocking the footpath. The substation has moved west by approximately 1.8m which retains more existing boundary wall and stone post. Pedestrian access around the substation has been maintained with the path wide enough to manoeuvre bins. Correspondence has been provided to you which confirms that this is in accordance with the requirements of the Network Owner.

Secondly, the windows on the front elevations are proposed to be broken up into smaller panes. The weight of the window design as approved is not possible or safe to manhandle the units into position.

Assessment

Planning Practice Guidance¹ is clear that there is no statutory definition of "non-material" and it is dependent on the context of the overall scheme. The summary table at Annex A² states that the Local Planning Authority, when considering if the amendment is material, *"must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted"*.

The proposed amendments will not require the reassessment of any additional information or environmental impacts, therefore, as agreed, the "effect of the change" is not considered to be material and it is on this basis that AshtonHale have submitted this application.

Summary

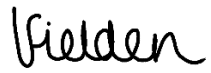
In summary, the "effect of the change" of the proposed amendments is non-material, and the amendments proposed are in order to allow for construction and maintenance. The amendments to the approved plans are required to enable the development site to come forward and contribute to MCC's supply of residential accommodation in the quickest timescale.

I trust that the enclosed information will enable you to validate the submission as soon as possible. If you have any queries or require any further details, please do not hesitate to contact me.

¹ Paragraph: 002 Reference ID: 17a-002-20140306, Revision date: 06 03 2014

² Accessible via:
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/864175/Annex_flexible_options.pdf

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Louisa'.

Louisa McCarthy
Associate Director

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AshtonHale Ltd