11 York Street
Manchester
M2 2AW, United Kingdom
T: +44 161 228 1001
avisonyoung.com

Our Ref: 04C201431/LS

Your Ref: 139860/JO/2024

17 October 2024

Robert Griffin
Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

Dear Rob,

SUBMISSION OF A NON MATERIAL AMENDMENT (SECTION 96A) PLANNING APPLICATION TO AMEND CONDITION 2, 14 AND 15 ATTACHED TO APPLICATION REFERENCE 139860/JO/2024, AT LAND ON THE CORNER OF RELIANCE STREET AND OLDHAM ROAD MANCHESTER

On behalf of our client Iduna Evci Co 1 Limited ('the Applicant'), we enclose with this letter an application to make non-material amendments to Condition 2, 14 and 15 pursuant to planning application 139860/JO/2024, relating to the Land at the corner of Reliance Street and Oldham Street in Manchester ('the site'). A minor material amendment ('MMA') planning application under Section 73 of the Town and Country Planning Act 1990 (as amended), was approved by MCC on the 22 July 2024 for the following development:

> *"Variation of Conditions 2 (specified plans), 3 (construction management), 4 (contaminated land), 7 (external plant), 8 (plant verification), 9 (acoustics) and 11 (waste) and removal of condition16 (green roof) attached to planning permission 136359/FO/2023 to allow for omission of the biodiverse canopy and replacement with individual canopies, reduction in retail/commercial space, reduction in trees, reduction in cycle parking, increased spacing between car parking spaces, new servicing and loading bay, reduction of green space and inclusion of roof-mounted PV arrays"*

This application therefore seeks to amend the details approved under application reference 139860/JO/2024. This NMA application is accompanied by the following documentation (and enclosed with this letter), as agreed with MCC Planning Officers on the 28 August 2024:

- This covering letter;
- planning application forms;
- relevant planning application fee; and,
- updated plans (contained within Submission Schedule).

Avison Young (UK) Limited registered in England and Wales number 6382509. Registered office, 3 Brindleyplace, Birmingham B1 2JB. Regulated by RICS

AVISON YOUNG

Proposed Non-Material Amendments

This Section 96(A) planning application proposes the following non-material amendments to the plans approved under planning permission 139860/JO/202, to reflect the following changes to the site layout and approved materials schedule:

1. relocation of the feeder pillar and power banks;
2. relocation of the air conditioning unit (AC Unit);
3. relocation of the air and water machine (for motor vehicles);
4. introducing a 'Energy Green RAL 150 60 60' colouring option to the canopies *(Page 11 Canopy, Materials Schedule Revision E)*;
5. introducing a timber materials to the canopies *(Page 11 Canopy, Materials Schedule Revision E)*;
6. amending the approved buff coloured tarmac with black tarmac *(Page 12 Asphalt, Schedule Revision E)*; and,
7. amending the approved galvanised powder coated steel edging with a locally sourced reclaimed red brick *(Page 14 Edging, Materials Schedule Revision E)*.

In addition to this, landscaping has been rearranged on site however there is no reduction in landscaped areas or planting proposed.

For administrative purposes, the proposed description of development for this NMA application, as noted on the application forms for this application as follows:

> *"Non-material amendment to Condition 2 (List of Plans), Condition 14 (Materials), and Condition 15 (Landscaping) attached to planning application 139860/JO/2024, to reposition feeder pillars, power bank, ACU, Air/Water Machine and changes to materials."*

The abovementioned non-material amendments to the approved layout of the scheme, will not change the approved use, access or design of the retail unit on site. The amendments are required to better serve the development, and to efficiently position the infrastructure well away from pedestrian routes and the on-site accessible parking bay. The infrastructure has been placed in a strategic location on site, which avoids any obstruction to cars and pedestrians.

The amendments to the approved materials are as a result of a recent detailed design review. The proposed materials allows for the development to better respond to weather conditions such as replacing the approved buff coloured tarmac with black tarmac which would improve the appearance of the road overtime. There is also a new edging material proposed which will provide a vibrant appearance to the edge of the landscaped areas as shown in the updated Materials Schedule Revision E.

The amendments to the arrangement of infrastructure on site, and materials of the canopies, internal roads and edging will result in an overall better layout for pedestrian and vehicular access and enhance the appearance of the development. The proposed amendments therefore meets the requirements of Policy SP1 (Spatial Principles), Policy EN1 (Design Principles) and Policy CC9 (Design and Heritage) as set out in Manchester City Council's Core Strategy (Adopted 2012).

AVISON YOUNG

Proposed Amendments to Condition Wording

Condition 2 (List of Approved Plans), Condition 14 (Materials), and Condition 15 (Approved Landscaping Scheme) attached to 139860/JO/2024, are required to be amended to reflect the minor updates to the site layout proposals and approved materials schedule. The proposed amendments to Condition 2, 14 and 15 are set out below (superseded text indicated by red strikethrough, and new proposed text in blue):

Condition 2 (List of Approved Plans)

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

Drawing references:

Oldham Road - Discharge of Condition 14 (Materiality) ~~JULY~~ OCTOBER 2024 ~~received 12th July 2024~~

DR-A-3.1001 ~~P18~~ P19 PROPOSED SITE PLAN

612 - AT - ZZ - XX - DR - A - 3.2001 ~~P9~~ P10 EAST ELEVATION

612 - AT - ZZ - XX - DR - A - 3.2002 ~~P8~~ P9 WEST ELEVATION

612 - AT - ZZ - XX - DR - A - 3.2003 ~~P7~~ P8 SOUTH ELEVATION

612 - AT - ZZ - XX - DR - A - 3.2004 ~~P7~~ P8 NORTH ELEVATION

612 - AT - ZZ - XX - DR - A - 3.3001 ~~P6~~ P7 SECTION AA

612 - AT - ZZ - GR-DR - A -3.1002 ~~P9~~ P10 ROOF PLAN

L_101 ~~D~~ F PLANTING PLAN

Planting schedule 10.06.2024 Revision D

Be.EV - RELIANCE STREET . MANCHESTER 07 06 2024 REVISION G PLANTING - UPDATED LAYOUT

BE.ev Reliance Street, five year maintenance and management plan, FFLO Landscape Architects, 19 06 24 Revision B

Biodiversity Net Gain Assessment, Reliance Street, Manchester, Issued: June 2024 Lucion Delta-Simons Project No: 87687.544956

Design and Access Statement June 2024 Rev G

STEON - Neon Flex Steon Datasheet - 3

STEON - Harrier LED Steon Datasheet - 8

900350-002 Rev 3 Electricity North West

A3 ENW MM 02 GA Envico Engineering Ltd

~~All as received by the local planning authority on the 21 June 2024~~

AVISON YOUNG

CDN/24/0369 -Condition discharge document - : Noise Impact Assessment, Reliance Street, Manchester, Issued: April 2024, Lucion Delta-Simons Project No: 87687.544957 As received by the local planning authority on 7th May 2024

CDN/23/0645 - Condition discharge document - Outline Construction Management Plan 22nd September 2023 and including revised site logistics plan and Traffic Management Plan received by the local planning authority on 16th January 2024

CDN/23/0602 - Condition discharge documents - United Utilities Risk Assessment Guidance, Remediation & Verification Strategy March 2023, prepared by Delta- Simmons, Geo-Environmental Risk Assessment December 2022, prepared by Delta- Simmons, Preliminary Geo-Environmental Risk September 2022, prepared by Delta- Simmons received on the 4th September 2024

Local Labour Agreement ref PP-11652074 prepared by Avison Young

Noise Impact Assessment prepared by Delta-Simons Project No: 22-1496.03 87687.544957 Issued 17th May 2023 (Issue no.4)

Preliminary Geo-Environmental Risk Assessment prepared by Delta-Simons Project No:: 22-1496.01 Issued 27th September 2022 (Issue No.1)

Geo-Environmental Risk Assessment prepared by Delta-Simons Project No: 22- 1496.04 / 87687.546937 Issued 22nd December 2022 (Issue No.1)

Remediation & Verification Strategy prepared by Delta-Simons Project No:87687.557155 Issued 16th March 2023 (Issue No.1)

STEON Lighting report STP08261

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

Condition 14 (Materials)

14) The development hereby approved shall be carried out in accordance with the schedule of materials as detailed within the document titled "Oldham Road – Discharge of Condition 14 (Materiality) ~~JULY~~ OCTOBER 2024" as received by the City Council as local planning authority. ~~on the 12th July 2024~~.

Reason -In the interests of the visual amenity and character of the area pursuant to policy DM1 and SP1 of the Core Strategy.

Condition 15 (Approved Landscaping Scheme)

15) The hard and soft landscaping scheme approved by the City Council as local planning authority shown on drawing references: L_101 Rev ~~D~~ F, 10 06 2024 REVISION G PLANTING - UPDATED LAYOUT, Landscape Maintenance and Management Plan 19 06 24, and "Oldham Road - Discharge of Condition 14 (Materiality) ~~JULY~~ OCTOBER 2024"; shall be implemented not later than 12 months from the date of commencement of works.

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.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

Summary

This covering letter has detailed the proposed amendments required as part of this Section 96A, non-material amendment application. The non-material amendments are considered acceptable, as discussed in detail above and are in full accordance with the relevant policies set out within Manchester's Core Strategy.

The application documentation has been submitted via Planning Portal (ref. PP-13371504). The submission requirements are in line with what has been agreed during pre-application discussions with the Council. The planning application fee has been calculated at £363 (including Planning Portal administration fee and VAT) and has been paid by BACS transfer directly to the Planning Portal. I trust that this is satisfactory for the Council to enable swift validation of the application. Should you require any further information or wish to discuss the application then please do not hesitate to contact me.

Yours sincerely,



Larna Smith
Planner
+44 07539 252 711
larna.smith@avisonyoung.com
For and on behalf of Avison Young (UK) Limited

Enc. Submission Schedule (October 2024)

AVISON YOUNG

Submission Schedule (October 2024)

Document	Approved Reference (July 2024) 139860/JO/2024 - To supersede	NMA Reference (October 2024) Sought for consent	Responsibility
Plans			
Proposed Site Plan	DR-A-3.1001 P18 PROPOSED SITE PLAN	DR-A-3.1001 P19 PROPOSED SITE PLAN	Architect That
Proposed Roof Plan	612-AT-ZZ-GR-DR-A-3.1002 P9 ROOF PLAN	612-AT-ZZ-GR-DR-A-3.1002 P10 ROOF PLAN	Architect That
Proposed East Elevation	612-AT-ZZ-XX-DR-A-3.2001 P9 EAST ELEVATION	612-AT-ZZ-XX-DR-A-3.2001 P10 EAST ELEVATION	Architect That
Proposed West Elevation	612-AT-ZZ-XX-DR-A-3.2002 P8 WEST ELEVATION	612-AT-ZZ-XX-DR-A-3.2002 P9 WEST ELEVATION	Architect That
Proposed South Elevation	612-AT-ZZ-XX-DR-A-3.2003 P7 SOUTH ELEVATION	612-AT-ZZ-XX-DR-A-3.2003 P8 SOUTH ELEVATION	Architect That
Proposed North Elevation	612-AT-ZZ-XX-DR-A-3.2004 P7 NORTH ELEVATION	612-AT-ZZ-XX-DR-A-3.2004 P8 NORTH ELEVATION	Architect That
Proposed Section A-A	612-AT-ZZ-XX-DR-A-3.3001 P6 SECTION AA	612-AT-ZZ-XX-DR-A-3.3001 P7 SECTION AA	Architect That
Materials Schedule	Oldham Road - Discharge of Condition 14 (Materiality) JULY 2024 (REV D)	Oldham Road - Discharge of Condition 14 (Materiality) OCTOBER 2024 (REV E)	Architect That
Planting Plan	L_101 D PLANTING PLAN	L_101 F PLANTING PLAN	FFLO Landscape

Avison Young (UK) Limited registered in England and Wales number 6382509. Registered office, 3 Brindleyplace, Birmingham B1 2JB. Regulated by RICS