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Your ref:

Our ref: 2024-11-11 LPA

Date: 11 November 2024

Dear Mrs Roscoe

FORMER WALKERS SITE, 73 CRABTREE LANE, CLAYTON, MANCHESTER, M11 4GU

APPLICATION FOR NON-MATERIAL AMENDMENTS (UNDER SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT 1990) OF PLANNING PERMISSION 138914/FO/2023 TO CHANGE DESCRIPTION OF DEVELOPMENT

PLANNING PORTAL REFERENCE: PP-13545789

Further to pre-application discussions with Officers (Sue Wills) and on behalf of Chancerygate Manchester Ltd we have today submitted an application under Section 96a of the Town and Country Planning Act 1990 (As amended) (hereafter referred to as the Act) to for a non-material amendment to planning permission reference 138914/FO/2023. The Applicant is simply seeking a non-material amendment to amend the description of development as detailed below.

Supporting Documents

- Application Form.
- Covering Letter.
- The following drawings and documents submitted in support of the Section 96a planning application:
 - Proposed Site Plan Drawing No. 23168-UMC-XXXX-SI-DR-A-0601-P17.
 - Site Sections Plan Drawing No. 23168-UMC-XXXX-SI-DR-A-0610-P10.
 - Unit 1 Roof Plan Drawing No. 23168-UMC-01-R1-DR-A-1003-P11.
 - Unit 1 Building Plan - Sheet 1 Drawing No. 23168-UMC-01-ZZ-DR-A-1001-P18.
 - Unit 1 Building Plan - Sheet 2 Drawing No. 23168-UMC-01-ZZ-DR-A-1002-P6.
 - Unit 1 Building Elevations Drawing No. 23168-UMC-01-XX-DR-A-1301-P12.
 - Flood Risk Assessment and Drainage Strategy including Proposed Drainage Strategy Layout (Drawing no. 23-026-I&L_D00_P2) contained in Appendix D. Dated 18 September 2024.
 - Waste Strategy dated 17 October 2024: including Completed Proforma, Waste Strategy Plan (Drawing no. 23168-UMC-XXXX-SI-DR-A-0704-P08), Proposed Bin & Recycling Compound (drawing no. (90)04A) and Refuse Vehicle Swept Path Analysis (Drawing no. J32-7475-PS-005).
 - Proposed Site Access Junction Drawing no. J2-7475-PS-002.
 - Proposed Boundary Treatments Drawing No. 23168-UMC-XXXX-SI-DR-A-0701-P11.
 - Landscape General Arrangement Plan UG_2066_LAN_GA_DRW_01 Rev P11.



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RTPI

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Statutory Application Fee

The appropriate planning application fee is £293 plus an administration fee of £70.00, the total being £363.00. My client has been nominated to pay this fee and will be making payment via the Planning Portal shortly.

Justification for Submission of the Application

The description of development given in the Decision Notice for planning permission 138914/FO/2023 states:

"Erection of 9 no. units (in 3 no. buildings) with access and servicing arrangements, car parking, landscaping and associated works (Use Classes E(g) (iii), B2 and B8) following demolition of existing buildings and structures."

The Applicant is simply seeking a non-material amendment to amend the description of development as detailed below.

This application should be considered alongside a minor material amendment application (under Section 73 of the Act - LPA Reference: 141391/JO/2024) which has been submitted under a separate cover and seeks minor elevational and layout changes as a result of rearranging the internal layout to one of the blocks of buildings which includes Units 1 - 4.

The Applicant has secured the interest of a nationally known tenant who is intending to occupy one of the buildings as a self-storage business, however, to meet their specific requirements Units 1-4 would need to be amalgamated into one single Unit. Further to recent discussions with the City Council, precedent applications and approvals identified, and legal advice provided to the Applicant, we are seeking approval for the description of development to be amended as:

"Erection of ~~9 no. units (in 3 no. buildings)~~ with access and servicing arrangements, car parking, landscaping and associated works (Use Classes E(g) (iii), B2 and B8) following demolition of existing buildings and structures."

Summary

This application should be considered alongside a minor material amendment application (under Section 73 of the Act) submitted under a separate cover by the same Applicant. The application to which this covering letter relates seeks a non-material amendment to alter the description of development only to ensure consistency.

I trust that you will find the enclosed application to be in order and I look forward to receiving confirmation that the application has been registered and validated as soon as possible.

If you have any queries about the enclosed details pertaining this application, I would be more than happy to discuss the matter further, or in my absence please speak with Marc Hourigan.

Yours sincerely



BEVERLEY MOSS BA (Hons) MA MRTPI
Associate Director

cc. Chancerygate Manchester Ltd
Marc Hourigan Hourigan Planning

Encl.