

FAO Angela Leckie
Development Management
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Our Ref: 0378
Your Ref: PP-13518493

By Email Only

Date: 31st October 2024

Dear Angela,

Victoria Riverside, Manchester – Non-Material Amendment Application Relating to Planning Permission Reference 126944/FO/2020

On behalf of our client, Far East Consortium International Limited (“the Applicant”), we enclose an application to make a non-material amendment under Section 96A of the Town and Country Planning Act 1990 to planning permission reference 126944/FO/2020 at Land Bound By Dantzic Street, Gould Street, Williamson Street and Bromley Street (known as “Victoria Riverside”), Manchester (“the site”).

This non-material amendment application comprises the following:

- This covering letter;
- Completed application form; and,
- The following drawings:
 - Landscape Masterplan (1768.1-PLA-XX-XX-DR-L-0005 P16)
 - Proposed Level 05 Floor Plan (VRS-HBA-ZZ-05-DR-A-080105 P2)
 - Proposed GA Site Elevation Gould Street (VRS-HBA-ZZ-XX-DR-A-080200 P2)
 - Proposed GA Elevation - Dantzic St Tower A (VRS-HBA-ZZ-XX-DR-A-080205 P2)
 - Proposed GA Elevation - Podium B Facing Tower B (VRS-HBA-ZZ-XX-DR-A-080211 P2)
 - Proposed Building Section A (VRS-HBA-ZZ-XX-DR-A-080300 P2)
 - Proposed Building Section C (VRS-HBA-ZZ-XX-DR-A-080302 P2)

This application has been submitted electronically via the Planning Portal (Reference: PP-13518493). The required application fee of £363 (including £70 administration fee) has been paid directly to the Planning Portal.

Background

Full planning permission was granted for the following development at the site on 15th January 2021,

“Erection of a residential-led mixed use development comprising 3 no. towers (37, 26 and 18 storeys) and podium levels (6 storey) to form 634 residential apartments and townhouse accommodation (Use Class C3) together with commercial accommodation (1222 sqm) (Use Classes A1,A2,A3,A4,A5,B1, D1 and D2)); with associated residential amenity areas, refuse storage, plant (including substation), car parking, cycle storage, landscaping and new public realm including the re-instatement of Bromley Street and other associated works.”

49 conditions are attached to planning permission 126944/FO/2020.

Condition 3 requires the development hereby approved to be carried out in accordance with the stated drawings and documents. A Section 96A application (LPA reference: 140773/NMC/2024) to planning permission 126944/FO/2020 was approved on 30th September 2024 to make alterations to elevations and the landscaping proposals. Therefore, the drawings approved under the aforementioned Section 96A application comprise the latest drawings approved in respect of the consented development at the site.

Proposed Non-Material Amendment

Following the grant of full planning permission 126944/FO/2020 at the site, further investigation was undertaken into the existing utilities infrastructure. As a result of this work, it was found that the consented loading bay position (outside of Podium A) would impact on existing below ground services (a 600mm diameter gas main in Gould Street). Therefore, it is proposed that the loading bay be relocated to Dantzic Street, which would result in the loss of 2no. (out of 3no.) disabled parking spaces and a shared ‘car club’ parking bay.

The revised loading bay location will be of benefit to the Podium A commercial units in that loading for these units will be closer. Furthermore, the omission of the loading bay from the consented location will improve the public realm outside Tower A, as the loading bay will be replaced with a footway, which will help to make Union Square more pedestrian friendly and will enhance the appearance of the frontage to the development. The proposed relocation of the loading bay will result in the removal of 2no. disabled bays and the car club bay to achieve visibility splays of 25m (owing to the road being 20mph). As discussed with MCC, the car club bay will be relocated. The new car club bay position will be discussed and agreed during the determination of this non-material amendment application.

In addition to the above, a slight reduction in width (by half a brick either side) of 1no. inward facing window on Podium A, Level 05 is proposed, as discussed with MCC. The consented design would leave only a very narrow cavity for insulation. Therefore, a minimal reduction in the width of the brick opening is proposed to create a larger cavity for insulation. The window itself will not be changed. Instead it is the width of the recessed bay in the brickwork, within which the window sits, which will be reduced.

The relevant approved plans have been updated, as detailed in the table below. However, it is important to note that the changes above are the only changes proposed.

Table 1: Approved Plans, Revised Plans and Annotated Plans		
Approved Plans (LPA reference: 126944/FO/2020/140773/NMC/2024)	Revised Plans for Approval	Plans with revision clouds (for information only and not for approval)
Landscape Masterplan 1768.1-PLAXX-XX-DR-L-0005 P06	Landscape Masterplan 1768.1-PLA-XX-XX-DR-L-0005 P16	Landscape Masterplan Planning Changes 1768.1-PLA-XX-XX-DR-L-0015 P03 (Not for Approval)
Proposed Level 05 Floor Plan VRS-HBA-ZZ-05-DR-A-080105 P1	Proposed Level 05 Floor Plan VRS-HBA-ZZ-05-DR-A-080105 P2	Proposed Level 05 Floor Plan VRS-HBA-ZZ-05-DR-A-080105 P2 (Not for Approval)
Proposed GA Elevation VRS-HBA-ZZ-XX-DR-A-080200 P1	Proposed GA Site Elevation Gould Street VRS-HBA-ZZ-XX-DR-A-080200 P2	Proposed GA Site Elevation Gould Street VRS-HBA-ZZ-XX-DR-A-080200 P2 (Not for Approval)
Proposed GA Elevation - Dantzie St Tower VRS-HBA-ZZ-XX-DR-A-080205 P1	Proposed GA Elevation - Dantzie St Tower A VRS-HBA-ZZ-XX-DR-A-080205 P2	Proposed GA Elevation - Dantzie St Tower A VRS-HBA-ZZ-XX-DR-A-080205 P2 (Not for Approval)
Proposed GA Elevation - Podium B Facing Tower B VRS-HBA-ZZ-XX-DR-A-080211 P1	Proposed GA Elevation - Podium B Facing Tower B VRS-HBA-ZZ-XX-DR-A-080211 P2	Proposed GA Elevation - Podium B Facing Tower B VRS-HBA-ZZ-XX-DR-A-080211 P2 (Not for Approval)
Proposed Section A VRS-HBA-ZZ-XX-DR-A-080300 P1	Proposed Building Section A VRS-HBA-ZZ-XX-DR-A-080300 P2	Proposed Building Section A VRS-HBA-ZZ-XX-DR-A-080300 P2 (Not for Approval)
Proposed Section C VRS-HBA-ZZ-XX-DR-A-080302 P1	Proposed Building Section C VRS-HBA-ZZ-XX-DR-A-080302 P2	Proposed Building Section C VRS-HBA-ZZ-XX-DR-A-080302 P2 (Not for Approval)

The consented development (LPA reference: 126944/FO/2020) was accompanied by an Environmental Statement ("ES") prepared in accordance with the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2017 (SI 2017/571). The proposed changes (detailed above and shown on the submitted plans) will have no implications on the predicted effects or proposed mitigation, and, thus, the ES will remain valid.

Summary

As detailed above, the changes proposed are non-material in nature and comprise only the relocation of the consented loading bay, removal of 2no. disabled spaces, relocation of the car club bay, and reduction in width by half a brick either side of 1no. inward facing window on Podium A, Level 05.

I trust that the above details and accompanying plans are sufficient for you to validate the application and to allow you to progress it towards determination at your earliest convenience. However, should you have any questions regarding this application, please do not hesitate to contact me.

Yours Sincerely,

A handwritten signature in cursive script that reads "Blackburn".

Georgina Blackburn

Associate

07305 393 759

georgina.blackburn@asteerplanning.com

For and on behalf of Asteer Planning LLP