Paul Butler Associates
Planning, Development & Heritage Consultants

26 June 2024

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

FAO David Lawless

Our ref:24.2020

Dear Mrs Roscoe,

114 Old Lansdowne Road, Manchester, M20 2NY

Application for Removal/Variation of conditions attached to Planning Permission 114 Old Lansdowne Road, Manchester, M20 2NY

On behalf of our client, Mr Johnson, we are pleased to submit an application for the variation of conditions attached to planning permission 124773/FO/2019 under Section 73 of the Town and Country Planning Act 1990.

Planning permission 124773/FO/2019 was granted on 7th January 2020 and gave consent for the 'erection of two 3 storey dwellings (5 bedrooms) with car parking and bin store to the front'. The two properties have been constructed and the development is now complete. This application seeks to regularise some as-built deviations from the approved drawings listed in condition 2 of the permission. In addition, this application seeks to amend condition 6 so that a Secured by Design (SbD) certificate is not required. It has been agreed with MCC during pre-application discussions that condition 6 should be amended to require demonstration that the SbD principles have been followed. Given that the development is nearly complete, a schedule of the installed security measures has been provided in support of this application so that condition 6 can be amended to a compliance condition.

As-built Alterations

The as-built alterations which this application seeks to regularise are set out below:

Amendments to the Rear Elevation:

- Alteration to fenestration on the rear outrigger including an additional window at second floor level to each property.
- Reduction in the number of Velux roof lights on the rear elevation from two per property to one per property. Due to the pitch of the roofs, the rooflights are not visible from ground level.
- Inclusion of solar panels, five per property. Due to the pitch of the roof, these will have limited visibility from ground level.
- Ground floor level of each property clad in 'NedZink Noir' cladding instead of natural stone with a PPC aluminium fascia.

Amendments to Front Elevation:

- Relocation of gas meters to the front of the bays. This was a decision made by the Cadent installation team.

Amendments to the Footprint:

- The approved site layout plan shows the north east elevation of the development abutting the neighbouring property at 112 Lansdowne Road. The as-built development has a very small gap between the side wall of 114a Lansdowne Road and the neighbouring property. This is a result of the side wall of 112 Old Lansdowne Road deviating from front to back by 120mm. 114a has been built plumb straight, and has been surveyed throughout by building control.

Amendments the Site Plan and Landscaping:

- Location of the bin storage adjacent to the site boundaries instead of being centrally located at the end of the driveways. The bin stores are constructed of brick and timber.
- Relocation of the EV charging points to the rear of the bin stores, which is a less prominent location. The installed product is Podpoint Solo 3 - 7kw.
- The rear garden is paved in porcelain instead of natural stone. Provision of a new paved area on the lawns, for potential future installation of a shed.
- Amendments to the planting plan.
- Replacement tree changed to an apple tree, instead of prunus serrula. This is a more suitable option close to the property.

The as-built changes are considered acceptable in terms of impact on amenity and design. The changes from the approved development are also considered to be acceptable in terms of impact on the Albert Park Conservation Area. The bin stores that have been constructed have a positive impact compared to the approved proposals which showed the bins stored in a more visible location on the driveways. The side elevations of the store are of masonry construction which is considered a robust and high quality solution. Whilst the boundary treatment to the front of the site is timber fencing, this will be partially screened by planting and is considered acceptable on balance. It is considered that the changes are acceptable when assessed against the relevant local and national planning and heritage policy set out in the Manchester Core Strategy, Places for Everyone and the NPPF.

Revised Conditions

In addition to the application forms and this covering letter, the information submitted in support of this application includes:

- 2405_DID_01_AS_BUILT_Rev_A 'AS BUILT PLANS & ELEVATIONS' prepared by CD Wilkinson Plans.
- Updated Schedule of Materials.
- Schedule of Security Measures and corresponding photos.

The table below sets out the proposed amendments to the planning conditions attached to 124773/FO/2019. The proposed amendments reflect the as-built changes and the conditions which have already been discharged under the condition discharge process, as well as suggesting the

removal of any conditions which are no longer relevant or required due to the development having now been completed.

Condition attached to 124773/FO/2019	Changes Sought
1 (3 year time limit)	The development has been completed – suggest removal of this condition.
2 (approved plans)	The development hereby approved shall be carried out in accordance with the following drawings and documents: ▪ 2405_DID_01_AS_BUILT_Rev_A 'AS BUILT PLANS & ELEVATIONS' prepared by CD Wilkinson Plans. ▪ Updated Schedule of Materials. ▪ Schedule of Security Measures.
3 (materials)	The development has been completed and is dealt with in condition 2 above – suggest removal of this condition.
4 (PD rights – C3 use)	No change.
5 (PD rights – external alterations)	No change.
6 (Secure by Design)	A schedule of security measures has been submitted as part of this application to satisfy this condition. Suggested amended wording is set out below: *The development shall be retained in accordance with the security measures detailed in the 'Schedule of Security Measures', received by the Council [insert date] .*
7 (Landscaping)	Suggested wording to reflect the as-built landscaping changes: *The development shall be carried out in accordance with the landscaping details as shown on 2405_DID_01_AS_BUILT_Rev_A 'AS BUILT PLANS & ELEVATIONS' prepared by CD Wilkinson Plans.*
8 (Biodiversity Enhancements)	Suggested wording to reflect the details approved under CDN/20/0231: *The development shall be maintained in accordance with the details approved under application CDN/20/0231, namely the provision of 2 x 2F Schwegler Crevice Bat Boxes to the retained trees within the rear gardens at approximately 3 metres above ground level, facing south west.*
9 (Drainage)	Suggested wording to reflect the details approved under CDN/23/0791: *The development shall be maintained in accordance with the details approved under application CDN/23/0791, namely the drainage plan prepared by DC Wilkinson Plans, received by the Council on 20 November 2023.*
10 (EV Charging)	The product specification for the installed EV charging points has changed from that cited on condition 10 of the permission. Suggested amended wording is set out below:

	Prior to the occupation of the dwellinghouses hereby approved, the electric vehicle charging points, (Podpoint Solo 3 – 7kw), shall be installed and become operational. They shall thereafter be retained in-situ and maintained in accordance with the approved data sheet.
11 (CMP)	The development has been completed – suggest removal of this condition.

We trust that this information is sufficient to enable the positive determination of this planning application and we look forward to working with you in progressing the application through to determination.

Yours sincerely

Lynsay Ewart

Lynsay Ewart BSc (Hons) MSc MRTPI
Principal Planner