MANCHESTER CITY COUNCIL

Planning

Sue Wills
Telephone: 0161 234 4524
sue.wills@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Rebecca Sowerbutts
Vistry Group
301 Bridgewater Place
Birchwood Park
Warrington
WA3 6XG

Date: 7 August 2024

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission
Application No: 140702/NMC/2024
Description: Non-material amendment to planning permission 122160/FO/2018 to enable the re-siting of the bin store to apartment block two, with associated repositioning of the adjacent parking provision and cycle storage arrangements
Location: Belle Vue Greyhound Stadium, Kirkmanshulme Lane, Manchester, M18 7BD

I refer to your application for a non-material amendment to planning permission reference 122160/FO/2018.

The revisions to the approved scheme relate to scheme relate to the re-siting of the bin store to apartment block two , with associated repositioning of the adjacent parking provision and cycle storage arrangements.

It is considered that the proposed revisions would not have a detrimental impact in terms of the visual appearance, and amenity of the proposed residential properties, and that reference be made in condition nos. 2, 10, 11, 23 and 24 to the revised site plan, and also to the revised landscaping arrangements in condition no.13

Following an assessment of the details submitted, I can confirm that the proposed amendments is considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 122160/FO/2018. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 122160/FO/2018 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

3) The development hereby approved shall be carried out in accordance with the following drawings and documents:
o STHK-01 THE SOUTHWICK - GROUND FLOOR PLAN
o STHK-02 REV A THE SOUTHWICK NDSS - 1ST FLOOR PLAN
o STHK-6.0 - NDSS (SIG) THE SOUTHWICK NDSS - ELEVATIONS BRICK
o STHKSA-01 THE SOUTHWICK SA NDSS - GROUND FLOOR PLAN
o STHKSA-02 REV A THE SOUTHWICK SA NDSS - 1ST FLOOR PLAN
o STHKSA-6.0 THE SOUTHWICK - 6.0 - ELEVATIONS (SEMI) ALT (SIG)
o WTHM-6.1 REV A THE WITHAM - ELEVATIONS 6.1 - RENDER
o WTHM-6.0 REV A THE WITHAM - ELEVATIONS 6.0 - BRICK
o WTHM-02 REV A THE WITHAM - 1ST FLOOR PLAN
o WTHM-01 THE WITHAM - GROUND FLOOR PLAN
o WSTR-6.0 REV A THE WINSTER NDSS - ELEVATIONS 6.0 - BRICK
o WSTR-03 REV A THE WINSTER NDSS - 2ND FLOOR PLAN
o WSTR-02 REV A THE WINSTER NDSS - 1ST FLOOR PLAN
o WSTR-01 REV A THE WINSTER NDSS - GROUND FLOOR PLAN
o TYNE-6.0 REV A THE TYNE - ELEVATIONS 6.0 - BRICK
o TYNE-02 REV A THE TYNE - 1ST FLOOR PLAN
o TYNE-01 THE TYNE - GROUND FLOOR PLAN
o SNKY-60 THE SANKEY - ELEVATIONS
o SNKY-03 REV A THE SANKEY - 2ND FLOOR PLAN
o SNKY-02 REV A THE SANKEY - 1ST FLOOR PLAN
o SNKY-01 THE SANKEY - GROUND FLOOR PLAN
o MFRD-6.0-SEMI(A) REV A THE MIDFORD - ELEVATIONS 6.0 - BRICK
o MFRD-02 REV A THE MIDFORD - 1ST FLOOR PLAN
o MFRD-01 REV A THE MIDFORD - GROUND FLOOR PLAN
o DERN-6.0-SEMI THE DEARNE - ELEVATIONS 6.0 - BRICK (SEMI)
o DERN-03 REV A THE DEARNE - 2ND FLOOR PLAN
o DERN-02 THE DEARNE - 1ST FLOOR PLAN
o DERN-01 THE DEARNE - GROUND FLOOR PLAN
o ARUN-01 THE ARUN - GROUND FLOOR PLAN
o ARUN-02 REV A THE ARUN - 1ST FLOOR PLAN
o ARUN-6.0 SEMI SIG REV A THE ARUN - ELEVATIONS BRICK
o SK441-APT-02 APARTMENT BLOCK - ELEVATIONS
o NSD 9803 SALES GARAGE - DETACHED
o APTD-9203 BIN STORE C DETAIL
o APTD-9101 CYCLE STORE DETAIL
o 9800 SINGLE GARAGE DETACHED
o SK441-LP-01 LOCATION PLAN
o 2007-1630 VERSION A CRIME IMPACT STATEMENT
o 2240R2 AIR QUALITY ASSESSMENT
o 2195_BELLE VIEW REV B SURVEY REPORT
o ARCHAEOLOGICAL DBA
o CP.TS.15 TOPOGRAPHICAL SURVEY
o 2018-187_06.12.2018 ECOLOGICAL SURVEY & ASSESSMENT
o ELLUC-CS-18039-141218-FRA-F4 FLOOD RISK ASSESSMENT
Received on 17 December 2018
o 5797.02 LMP LANDSCAPE MASTERPLAN
o DESIGN & ACCESS STATEMENT
o CONSTRUCTION AND DEMOLITION MANAGEMENT PLAN
o WASTE PROFORMA
Received on 18 December 2018
o VIABILITY EXECUTIVE SUMMARY
o CBO_0527_002.TA TRANSPORT ASSESSMENT
o CBO_0527_003.TP TRAVEL PLAN

Received on 19 December 2018

o 3011 TYPICAL ELECTRIC CHARGING POINT
o NSD - 9002 REV A DWARF WALL WITH 700MM HOOP TOP RAILING DETAIL
o RESPONSE TO CONSULTEE COMMENTS
o RESPONSE TO FRIENDS OF BV COMMENTS
o ARCHAEOLOGICAL WSI
o MATTERS RELATING TO ACV LISTING
o SIGMA JUSTIFICATION LETTER
o GREAT PLACES HA JUSTIFICATION LETTER
o SCPI (LAND OWNER) LETTER OF SUPPORT
o VIABILITY REPONSE FOR HIGHWYS INFORMATION
o VIABILITY RESPONSE - ABNORMAL COSTS
o 12-123-L4 RESPONSE TO MCC COMMENTS
o WASTE ARRANGEMENTS
o HERITAGE LETTER (INC. HISTORIC ENGLAND)
o CBO-0527-004 TRANSPORT ASSESSMENT ADDENDUM
Received on 4 July 2019
o SK441-SS-01 rev.A STREET SCENES
o SK441-APT-01 APARTMENT BLOCK 1 - ELEVATIONS
o HOL-01 REV..B THE HOLLINWOOD NDSS -GROUND FLOOR PLAN
o HOL-02 REV.A THE HOLLINWOOD NDSS - FIRST FLOOR PLAN
o HOL-6.0 SEMI REV.A THE HOLLINWOOD NDSS - ELEVATION 6.0 -BRICK
Received on 7 August 2019
o R1522-REP01-PB PLANNING ENVIRONMENTAL NOISE STUDY
o 12-123-3C REV 1 GROUND GAS REPORT ADDENDUM LETTER
o 12-123-R1-REV3 PHASE I & II SITE INVESTIGATION REPORT
o 12-123-R2-REV3-BELLE VUE-E3P REMEDIATION ENABLING WORKS STRATEGY
o R1522-REP01-PB ENVIRONMENTAL NOPISE STUDY
Received on13 August 2019

o INDOOR & OUTDOOR SPORTS PROVISION REPORT
Received on 5 September 2019

o BRNE-01 REV D THE BOURNE - GROUND FLOOR PLAN
o BRNE-02 REV E THE BOURNE - 1ST FLOOR PLAN
o BRNE-6.0-SEMI REV E THE BOURNE - ELEVATIONS 6.0 - BRICK
Received on 11 September 2019

o CBO-0527-002 TRAFFIC CALMING MEASURES - KIRKMANSHULME LANE
Received on 20 September 2019

o LIGHT SPILLAGE SURVEY
Received on 1 October 2019

o ENERGY STATEMENT
Received on 2 October 2019

o PLANNING STATEMENT REV B
Received on 1 November 2019
o NSD - 9202 REV 01 HOOPED TOP METAL RAILINGS/BRICK PIERS
o SK441-PL-01 REV O PLANNING LAYOUT
Received on 4 November 2019

o VIABILITY REPORT REV.B

Received on 5 November 2019

o LIGHTING PROPOSALS
Received on 21 November 2019

o SK441-BP-01 REV H BOUNDARY TREATMENTS PLAN
o NSD - 9102 TIMBER FRAME MASONRY EXTERNAL BOUNDARIES, FENCE TYPES A TO D
o NSD - 9202 REV A 500MM DWARF WALL WITH 700MM HOOP TOP RAILING DETAIL
o NSD - 9202 -01 HOOPED TOP METAL RAILINGS/BRICK PIERS
o NSD - 9104 CLOSE BOARDED FENCE DETAILS CONCRETE POSTS
o NSD - 9001 REV F TIMBER FRAME MASONRY EXTERNAL BOUNDARIES, WALL TYPES 1 TO 2
o NSD - 9113 SLIDING ENTRANCE GATES
o SK441-MAT REV C MATERIALS SCHEDULE
Received on 11 December 2019

oSTHKSA-01 REV B THE SOUTHWICK SA (NDSS) - GROUND FLOOR PLAN
oSTHKSA-02 REV C THE SOUTHWICK SA (NDSS) - FIRST FLOOR PLAN
oSTHKSA-6.0A THE SOUTHWICK SA ELEVATION 6.0 - BRICK
oSTHKSA-6.0-SEMIGH THE SOUTHWICK SA ELEVATION 6.0 - BRICK (SEMI) GABLE HIPPED
Received on 18 December 2019

As amended by :-
Plan ref: GTC-E-SS-0027_R1-0_1_of_1 Construction details for combined ENWL/GTC G.R.P. Unit Substation
Plan ref: Cycle store detail for 32 bikes ref: APTD-9103;
Plan ref : SK441-APT1-01.1 Sheet 1 of 1 NMA Planning Submission Apartment 1 Ground Floor Plan;
SK441-APT1-02.1 Sheet 1 of 1 NMA Planning Submission Apartment 1 First Floor Plan;
SK441-APT1-03.1 Sheet 1 of 1 NMA Planning Submission Apartment 1 Second Floor Plan;
SK441-APT1-04.1 Sheet 1 of 1 NMA Planning Submission Apartment 1 Third Floor Plan
SK441-APT1-08.1 Sheet 1 of 2 NMA Planning Submission Apartment 1 North & South Elevations;
SK441-APT1-08.2 Sheet 1 of 2 NMA Planning Submission Apartment 1 East and West Elevations;
SK441-APT2-01.1 Sheet 1 of 1 NMA Planning Submission Apartment 2 Ground/First Floor Plan;
SK441-APT2-02.1 Sheet 1 of 1 NMA Planning Submission Apartment 2 Second Floor Plan;
SK441-APT2-08.1 Sheet 1 of 1 NMA Planning Submission Apartment 2 Elevations;
SK441-BP-01rev.0 Sheet 1 of 1 Boundary Plan;
LEVN 01 -The Leven;
LEVNSA 01 - The Leven SA;
SK441-PL-01 rev. Z dated 02.12.2021 Sheet 1 of 1 Planning Layout;
received 10th December 2021;

AS AMENDED by :-
External Works layout sheet 1 of 4 ELL-18039-B-CS-140 rev.G received 29th June 2022;
Site section SK441-SSec-01 received 27th July 2022 ;

Site specific detail cycle store detail 1 ref: APTD-9101 rev.A ;

Site specific detail cycle store detail 1 ref: APTD-9103 rev.A ;
Received 17th August 2022.

AS AMENDED by :-
Planning Layout SK441-PL-01 rev. AN dated 19.07.2024;
Landscape Detail plan 3 of 4 ref: 5797.05 rev.D.
Received 5th August 2024

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

4) The provision of space and facilities for bicycle parking spaces within the development shall be completed in accordance with Planning Statement in relation to provision for the apartments, stamped as received by the Local Planning Authority on the 2nd October 2019, and the secure sheds to all dwellings as shown on the Planning Layout SK441-PL-01 rev. AN dated 19.07.2024, received on 5th August 2024. The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with Policies SP1, T1, T2, EN6 and DM1 of the Core Strategy and the guidance provided within the National Planning Policy Framework and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

5) The development hereby approved shall be constructed in accordance with the Planning Layout SK441-PL-01 rev. AN dated 19.07.2024 received on 5th August 2024, in relation to the provision of electric vehicle charging points at both the apartments and houses hereby approved. The proposed electric vehicle charging points shall then be fully implemented in accordance with the approved scheme prior to the first occupation of the development.

Reason - In the interest of the residential amenity of the occupants of the development due to the air quality surrounding the development and to secure a reduction in air pollution from traffic or other sources in order to safeguard the amenity of nearby residents from air pollution, pursuant policies SP1, EN16 and DM1 of the Core Strategy for Manchester, and Greater Manchester Air Quality action plan 2016.

6) The development shall be implemented in accordance with the landscaping details on the plans specified below , and the content of the email from the applicant dated 30th May 2022 regarding land to be deeded to plot nos. 177, 214, 129- 133, not later than 12 months from the date the buildings are first occupied, and that 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.
5797.07 - Highway Tree Planting;
5797.07 - Landscape detail typical tree pit detail
5797.03 Rev D Landscape Detail Sheet 1 of 4
5797.04 Rev D Landscape Detail Sheet 2 of 4
5797.05 Rev D Landscape Detail Sheet 3 of 4
5797.06 Rev C Landscape Detail Sheet 4 of 4
SK441-EXT-01 rev.F External finishes Sheet 1 of 3
SK441-EXT-01 rev.F External finishes Sheet 2 of 3

SK441-EXT-01 rev.F External finishes Sheet 3 of 3
ELL18039-B-CS-140 Rev E External Works Layout Sheet 1 of 4
ELL18039-B-CS-141 Rev E External Works Layout Sheet 2 of 4
ELL18039-B-CS-142 Rev D External Works Layout Sheet 3 of 4
ELL18039-B-CS-143 Rev F External Works Layout Sheet 3 of 4

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 Manchester Core Strategy.

7) The development hereby approved shall be completed and operated in accordance with the Waste Management Strategy shown on the Planning Layout SK441-PL-01 rev. AN dated 19.07.2024, received on 5th August 2024, and the City Council's Waste Management Proforma stamped as received by the Local Planning Authority on the 18th December 2019 in relation to the waste strategy for the residential accommodation hereby approved. The refuse arrangements shall be put in place prior to the first occupation of the development and remain in situ for as long as the development is in use.

Reason - To ensure adequate refuse arrangement are put in place for the development, pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

8) The development hereby approved shall be carried out in accordance with the Air Quality Assessment prepared by Redmore Environmental stamped as received by the City Council, as Local Planning Authority, on the 17th December 2018 and the electric vehicle charging points shown on the Planning Layout SK441-PL-01 rev. AN dated 19.07.2024, received on 5th August 2024. Good practice principles should be applied to the operational phase of the development. The approved details shall then be implemented and be in place prior to the first occupation of the development and thereafter retained and maintained in situ.

Reason - In the interest of the residential amenity of the occupants of the development due to the air quality surrounding the development and to secure a reduction in air pollution from traffic or other sources in order to safeguard the amenity of nearby residents from air pollution, pursuant policies SP1, EN16 and DM1 of the Core Strategy for Manchester, and Greater Manchester Air Quality action plan 2016.

Should you wish to discuss the matter further, please contact Sue Wills using the details above.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing