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Our Ref: 04C201431/LS/KW

Your Ref: PP-12915947

23 April 2024

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

Dear Rob,

**APPLICATION FOR A NON-MATERIAL AMENDMENT (UNDER SECTION 96A OF THE TCPA 1990) TO AMEND THE DESCRIPTION OF DEVELOPMENT OF PLANNING APPLICATION REF: 136359/FO/2023**

Avison Young has been instructed by Iduna Evci Co 1 Limited ('the Applicant') to submit a Non-Material Amendment ('NMA'), under Section 96a of the Town and Country Planning Act 1990, to amend the description of the development for the application 136359/FO/2023 at Land on the Corner of Reliance Street and Oldham Road, Manchester, M40 1EZ ('the Site'). Full planning permission was permitted by Manchester City Council ('MCC') on the 28 June 2023 for the following development:

> *"Change of use of site and creation of an electric forecourt comprising 16 no. electric vehicle charging points (Sui Generis use), with associated canopy/bio-diverse roof structure erection of single storey retail unit (Use Class E), hard and soft landscaping, access arrangement and other associated infrastructure."*

After various design reiterations, and a full review of current best practice standards[1], the project team has decided to remove plans to create a bio-diverse roof structure that was proposed in the original application. As a result, the previously approved description of development needs to be amended.

This NMA accompanies a Section 73, Minor Material Amendment ('S73') planning application, which is also being sought for approval to amend the set of consented plans and update various condition wording. The Planning Portal Reference for the accompanying Section 73 application is PP-12923507.

[1] *The British Standards Institution, 2022. Electric Vehicle Accessible Charging – Specification (PAS 1899:2022).*

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**Non-Material Amendment**

This NMA planning application seeks to amend the formal description of development which was permitted by MCC on the 28 June 2023 under application reference 136359/FO/2023. The proposed amendment relates to the original description of the development, which seeks to remove reference to the bio-diverse canopy. A separate S73 planning application will contain full details on the changes to design and layout, following the omission of the biodiverse canopy.

The proposed changes to the description of development are therefore outlined below in red strikethrough text.

> *"Change of use of site and creation of an electric forecourt comprising 16 no. electric vehicle charging points (Sui Generis use), ~~with associated canopy/bio-diverse roof structure~~ erection of single storey retail unit (Use Class E), hard and soft landscaping, access arrangement and other associated infrastructure."*

**Summary**

The relevant application forms have been submitted via the Planning Portal under application reference PP-12915947. The planning application fee has been calculated at £363 (including the 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 a 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,

Kwilson

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**For and on behalf of Avison Young (UK) Limited**