MANCHESTER CITY COUNCIL

Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Miss Shannon Cooke
Kellen Homes
103 Dalton Avenue
Birchwood
Birchwood Park
Warrington
WA3 6YF

Date: 26 July 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: 140439/NMC/2024
Description: Non Material change to application 134504/FO/2022 to allow alterations to design of the community centre
Location: Olympic Freight Terminal, Bennett Street, Manchester, M12 5NL

I refer to your application for a non-material amendment to planning permission reference 134504/FO/2022.

The revisions to the approved scheme relate to changes to the elevations of the proposed community centre in association with the revised internal configuration of rooms to meet the needs of the future occupiers of the community facility .
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 no.2 to the reconfiguration internal layout plan and associated elevational revisions, and condition nos.10 and 41 in regard to the site plan.

Following an assessment of the details submitted, I can confirm that the proposed amendment 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 134504/FO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 134504/FO/2022 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Location plan ref: KH/BSM/LP/01 received 26th July 2022;
Acacia House type floor plans ref: 22041(PL)200 ;
Cedar House type floor plans ref: 22041(PL)201 ;
Hickory House type floor plans ref: 22041(PL)202 ;
Larch House type floor plans ref: 22041(PL)203 ;
Olive House type floor plans ref: 22041(PL)204 ;
Palm House type ground and first floor plans ref: 22041(PL)205 ;
Palm House type second floor plans ref: 22041(PL)206 ;
Acacia House type elevation plans ref: 22041(PL)300 rev.B ;
Cedar proposed elevations plan - A ref: 22041(PL)301 rev.A ;
Hickory proposed elevations plan ref: 22041(PL)302 rev.A ;
Larch proposed elevations plan ref: 22041(PL)303 rev.A ;
Olive proposed elevations plan ref: 22041(PL)304 rev.A ;
Palm proposed elevations plan ref: 22041(PL)305 rev.A ;
Cedar proposed elevations plan - B ref: 22041(PL)306 rev.A ;
Site sections plan ref: KH006 A-104 rev.A (notwithstanding site layout which is superseded by
Planning layout KH006 A-100 rev .U)

Design and Access Statement dated July 2022;
Planning Statement July 2022;
Statement of Consultation dated July 2022;
Aboricultural Impact Survey ref: P.1967.22 rev.C dated July 2022;
Air Quality Assessment ref: 5742r2 dated 26th July 2022;
Archaeological Desk- Based Assessment report ref: 3587. R01 dated July 2022;
Archaeological Desktop Report prepared by Nexus Heritage;
Biodiversity Net Gain Assessment V0.5 report ref: 19414 dated July 2022;
Crime Impact Statement Version A 19.07.2022 ref: 2020/0183/CIS/02 ;
Preliminary Ecological Appraisal v0.1 ref: 19414 dated June 2022;
Sustainability Strategy and Environmental Standards Statement;
Flood Risk and Drainage Assessment rev.5 ref:FD019 ;
Local Labour Agreement
Noise and Vibration Assessment doc ref: 50-636-R1-4 dated July 2022;
Residential Travel Plan Framework dated July 2022 ref: 3683;
Transport Assessment dated July 2022 ref: 3683 (as updated by Highways Note V1 (November 2022) -3663;
Ventilation Strategy Construction Environmental Management Plan July 2022;
Phase I & II Geoenvironmental Site Assessment 15-425-R1- Version 2 dated July 2022;
Remediation and Enabling Works Strategy ref: 15-425-R2-2 dated July 2022 received 27th July 2022;
Community plan layout and elevations ref: KH006 A-900;
Bin Store GA plan ref: KH006 A-702;
Waste Management Proforma received 9th August 2022;
Viability Report by Northern Land Agency dated August 2022 received 22nd August 2022;
Agent email dated 14th September 2022 relating to revised levels of cycle storage provision; Completed Basic Asset of Protection Agreement Proforma received 1st September 2022;

Revised Highways Drainage Strategy rev.C received 30th September 2022;
Email from applicant regarding HS2 access and HS2 Access plan ref: KH006 A-506 received 17th October 2022;
Highways Note V1 (November 2022) -3663 by Eddisons received 18.11.2022;

Site layout plan ref: KH006 A-100 rev.H;
Coloured site layout plan ref: KH006 A-101 rev.C ;
Storey Heights plan ref: KH006 A-102 rev.D ;
Boundary treatments plan ref: KH006 A-300 rev.J;
Hard landscape plan ref: KH006 A-400 rev.E;
Waste Management Plan ref: KH006 A-700 rev.D;
Materials Layout plan ref: KH006 A-200 rev.D

Received 16th December 2022.

Energy Statement v1.5 dated July 2022;received 10th January 2023;
CCTV Survey Inspection report (drains) dated 18.07.2023;
PAS 12 Survey S22-291Utility plan;
PAS 12 Survey S22-291Utility plan (2) received 10th January 2023;
Content of Email from planning agent dated 19th January 2023;
Content of Email from applicant dated 20th January 2023 in regard to electric vehicle charging points;
Surface water diversion plan ref: 22122/104/1 Rev C received 19th January 2023;
Boundary treatment details plan ref KD-A -515 received 20th January 2023;
Landscaping masterplan ref: BS_LP001 rev.C received 23rd January 2023;
Sequential test dated January 2023 received 23rd January 2023 (in regard to flood matters). Window Gable Plan ref: KH 006 A-105 received 26th January 2023 Culvert Diversion Masterplan ref: HK 006 -CD-1000 received 20th February 2023.

AS AMENDED BY :-

Site layout plan ref: KH006 A 100 rev L
Straight block 22041 C 04 001 rev.B Ground Floor Plan Apartment Block A
Straight block 22041 C 04 002 rev.B First Floor Plan Apartment Block A
Straight block 22041 C 04 003 rev. B Second Floor Plan Apartment Block A
Straight block 22041 C 04 004 rev.B Third Floor Plan Apartment Block A
Straight block 22041 C 05 001 rev.B Elevations Sheet 1 Apartment Block A
Straight block 22041 C 05 002 rev. B Elevations Sheet 2 Apartment Block A

Corner block 22041 C 04 001 rev.A Ground F Plan Apartment Block B
Corner block 22041 C 04 002 rev.A First Floor Plan Apartment Block B
Corner block 22041 C 04 003 rev.A Second Floor Plan Apartment Block B
Corner block 22041 C 04 004 rev.A Third Floor Plan Apartment Block B
Corner block 22041 C 04 005 rev.A Roof Plan Apartment Block B
Corner block 22041 C 05 001 rev.A Elevations Sheet 1 Apartment Block B
Corner block 22041 C 05 002 rev.A Elevations Sheet 2 Apartment Block B

Received 24th April 2023

AS AMENDED BY :
Planning layout KH006 A-100 rev U
Larger scale extract plan showing revised layout arrangements.

Received 14th February 2024

AS AMENDED BY:
List of plots within each of the proposed phases received 31.05.2024
Site Layout Phasing plan ref: KH06-A-800 received 05.06.2024.

AS AMENDED BY:

Coloured front elevation plan ref: 1000 rev. A
Site Layout KH006 A-100 rev Y
Site location Plan ref: KH-006 A-000
Site plan extract
received 4th July 2024

Ground Floor Structure plan ref: 200 rev.E and Elevations plan ref: 300 rev.C received 25th July 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).

10) Prior to the occupation of the development, finalised details of the specifications of the provision of electric vehicle charging points at both the apartments and houses shown on plan ref: A100 rev.Y hereby approved within the development, shall be submitted to and approved by the local planning authority. The approved scheme to install the electric vehicle charging point applicable to any dwellinghouse and to parking spaces for the apartments shall be completed prior to that accommodation being occupied, and shall thereafter managed and maintained in accordance with the approved details.

Reason- To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Manchester Core Strategy (2012).

41) The Community Building hereby approved as indicated on drawing Site layout plan ref: KH006 A-100 rev.Y, be occupied as Class F2(b)) Community Building and for no other purpose in the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, and in the interest of residential amenity, pursuant policy DM1 of the Manchester Core Strategy (2012).

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