



**Planning**

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Date: 12 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:** 140330/NMC/2024

**Description:** Non material change to planning permission 139720/JO/2024 to allow site layout alteration

**Location:** Site Of Former Victoria Park Probation Centre , Laindon Road, Manchester, M15 5YJ

I refer to your application for a non-material amendment to planning permission reference 135848/FO/2022.

The revisions to the approved scheme relate changes to the re-siting of plot no.42 to the back of pavement alongside the access road into the site and the associated re-positioning of plots nos. 43 to 53 by 0.52m northwards of their previously approved siting, with the provision of a widened route alongside the side gable of plot no.53 with an associated grassed strip within the curtilage of plot no.53 running along the southern boundary.

Following an assessment of the details submitted, I can confirm that the proposed amendments are 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 135848/FO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 135848/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: A662-P-001 A;

Existing Elevations plan ref: A662-P-016;

Maintenance block plan ref: A662-P-103;  
 Street Elevations plan ref: A662-P-110 A;  
 Street Elevations plan ref: A662-P-111 A;  
 House type 6 A elevation ref: A662-P-168A;  
 House type 6A section ref: A662-P-175;  
 Block 1 roof plan ref: A662-P-202A;  
 Block 1 Elevations plan ref: A662-P-210C;  
 Block 1 Sections plan ref: A662-P-220B;  
 Blocks 2 , 5 and 76 elevations plan ref: A662-P-310A;  
 Block 3 elevation plan ref: A662-P-410;  
 Block 4 elevation plan ref: A662-P-510;  
 Block 4 elevation plan ref: A662-P-610;  
 Block 8 elevation plan ref: A662-P-810;  
 House type 4A Envelope Section Detail plan ref: A662-P- 901;  
 Design and Access Statement dated October 2022;  
 Air Quality Assessment dated October 2022 ref: VPPC-BWB-XX-ZZ-LA-RP-0001-AQA;  
 Floor Areas Schedule ref: A662-P- 901 rev.E;  
 Broadband Connectivity Assessment Issue 1.2 20.12.2022;  
 Construction Methodology and Management Strategy dated October 2022;  
 Crime Impact Statement Version ref.2022/0422/CIS/01, Version B dated 25.10.22;  
 Environmental Standards Statement ref: 2482-CWC-XX-XX-RP-002 dated 22.10.2022;  
 Fire Statement ref: MA22098 dated 13.10.2022;  
 Copy of Public Consultation invitation;  
 Lighting Impact Assessment ref: PPC-BWB-00-XX-RP-E-0001\_LIA dated October 2022;  
 Local Labour Agreement dated 31.10.22;  
 Demolition Method Statement /Risk Assessment ref: A2466 dated 31.08.2022;  
 Outline Fire Safety Strategy rev.02 dated 16.12.2022;  
 Television and Radio Reception Impact Assessment version 1.2;  
 Utility Planning Statement ref: 2482-CWC-XX-XX-RP-ME-0001 dated 30th September 2022;  
 Topographical Survey plan ref: A6622-P-003;  
 Preliminary Ecological Assessment and Preliminary Roost Assessment Issue 2 23.09.2022;  
 Archaeological Desk Based Assessment ref: SA/2022/102 Version 1 dated September 2022  
 Phase 1: Preliminary Risk Assessment ref: CL-602-LKC 21 1679-01 dated August 2022;  
 Phase 2 Geo-environmental Investigation , Risk Assessment and remediation strategy ref: CL-602-LKC 21 1679-02 dated September 2022;  
 Received 23rd December 2023

Agent email 6th December 2022 regarding viability ;  
 Agent email 6th January 2023 regarding viability ;  
 Flood Risk Assessment and Outline Drainage Strategy ref: FRA 22 1121 v3 dated January 2023 received 19th January 2023;  
 Viability Assessment Dated December 2022 received 2nd March 2023  
 Stage 1 Road Safety Audit Response Report Ref: 82328-CUR-XX-XX-T-TP-00004  
 Revision: P02 Issue Date: 27 February 2023 received 21st February 2023.  
 Daylight and Sunlight report ref: 2220 dated 09 March 2023;  
 received 15th March 2023  
 Access; House Type 6A Plan (A662\_P\_156C); Block 1 Plans (A662\_P\_200F); Block 1 Plans (A662\_P\_201F); Block 2, 5 and 7 Plans (A662\_P\_300B); Block 3 Plans (A662\_P\_400B); Block 4 Plans (A662\_P\_500B); Block 6 Plans (A662\_P\_600B); Block 8 Plans (A662\_P\_800B);  
 Received 11th April 2023;

LA90 dated received 11th April 2023;  
Access plan ref: A 662 -P- 102 rev.B; received 18th April 2023;  
Letter from Arcon Housing Association regarding affordable housing dated 22nd May 2023.  
Viability Assessment review received 23rd May 2023.  
Victoria Park Environmental Standards Statement Ref: 2482-CWC-XX-XX-RP-0002 dated 31.05.2023;  
Noise Impact Assessment report ref: 30113/NIA1 rev.2 dated 1 June 2023;  
Block plan ref: A 662 -P- 002 rev.H;  
Servicing plan ref: A 662 -P- 101 rev.D;  
Arboricultural Impact Assessment and Method Statement revision D Ref: MG/6765/AIA&AMS/REVD;  
Tree protection plan ( sheet 1 of 2 ) - Demolition Phase 6785 .04 rev.D;  
Tree protection plan ( sheet 2 of 2 ) - Construction Phase 6785 .05 rev.D;  
Landscaping Plan ref: 6765.03 rev.D;  
Transport Statement ref : 82328-CUR-XX-XX-T-TP-00001 Revision: P07 Issue Date: 05 June 2023;  
Interim Travel Plan ref: 82328-CUR-XX-XX-T-TP-00002 Revision: P06 Issue Date: 05 June 2023;  
received 2nd June 2023  
External Works Details ( wall and railing design and railing above plinth boundary treatment ) plan ref: A662-P-920;  
External Works plan ref: A 662 -P- 105 rev.F;  
Site Plan ref: A 662 -P- 100 rev.V received 22nd June 2023

As revised by plan refs:

External Lighting Plan 2482-CWC-XX-00-DR-E-6301 T3  
Site Plan ref: A 662 -P- 100 rev.X  
Block plan ref: A 662 -P- 002 rev.K  
Email from Bell Munro dated 23rd November 2023 confirming no impacts of revisions in regard to surface water drainage.  
Received 15th December 2023

AS FURTHER REVISED by plan refs:

Block plan ref: A62\_P\_002 rev.M  
Site Plan ref: A 662 -P- 100 rev.Z  
Servicing plan ref: A 662 -P- 101 rev.F;  
Access plan ref: A 662 -P- 102 rev.D;  
House Type 6A Plan ref: A662\_P\_156 rev.G  
House type 6 A elevation ref: A662-P-168 rev. B;  
House type 6A section ref: A662-P-175 rev.B;

Received 26th April 2024

AS FURTHER REVISED by plan refs:

External works plan ref: A662-T-101 rev.D  
Site Plan ref: A662\_P\_100 rev.AB  
received 20th June 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).

11) The development shall be implemented in accordance with the Waste Management

Strategy received on 23rd December 2022 Servicing plan ref: A 662 -P- 101 rev.F received 26th April 2024 and Site Plan ref: A 662 -P- 100 rev. AB received 20th June 2024.

The servicing plan shall remain in situ whilst the dwellings and apartments are occupied.

b) Finalised details of the design of the bin stores submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Manchester Core Strategy (2012).

23) a) The landscaping scheme for the development shall be implemented in accordance with Landscape Proposals ref: 6765.03 rev.D and the External Works plan ref: A662-T-101 rev.D received 20th June 2024.

b) The approved landscaping scheme and arrangements for management and maintenance shall be implemented not later than 12 months from the date the buildings are first occupied. If 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 in the development, another tree or shrub of the same species and size as that originally planted shall be planted at the same place within the development.

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 (2012).

31) a) The wall and railing boundary treatment to the Daisy Bank Road frontage, and the railing above plinth design treatment to the front garden of Block nos . 5,6, 7 and 8, shall be implemented in accordance with External Works details plan ref: A662-P-920 .

Finalised details of the railings shall be submitted approved in writing by the City Council as local planning authority, prior to implementation.

b) Notwithstanding the boundary treatment details annotated on the External works plan ref: A662-T-101 rev.D received 20th June 2024, finalised details of the boundary treatment to rear gardens and the eastern and southern boundary of the site , including finalised location and elevational designs shall be submitted approved in writing by the City Council as local planning authority, prior to implementation.

The approved scheme shall be implemented in full before the dwellings are first occupied and retained as such thereafter.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located in order to comply with Policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012), and the guidance provided within the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

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