

Our Ref: 05C200031
Your Ref: 134154/VO/2022

15th May 2024

Jennifer Atkinson
Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Jennifer,

Non-Material Amendment to planning permission 134154/VO/2022 (as amended by 135846/NMC/2022 and 137667/NMC/2023) at Land to the west of Rodney Street, Manchester, M4 6JJ

Avison Young (UK) Limited has been instructed by Wates Construction Limited to prepare and submit the above application on behalf of Manchester City Council.

This application is seeking a non-material amendment in relation to planning permission 134154/VO/2022 (approved by Manchester City Council on 7th September 2022) as amended by 135846/NMC/2022 and 137667/NMC/2023.

This application is submitted via the planning portal with reference number PP-13065328.

The proposed amendment is to the design / position of 14 of the town house windows to facilitate more internal storage space within the town houses. The windows remain the same size and within the same recess but have moved to the opposite side, in effect swapping places with the brick element.

The following approved plans listed in condition 2 have been updated to reflect these changes as follows:

- RODSTA-BUT-ZZ-00-DP-A-01001- ~~PL1~~ **P03** Proposed Site Plan and Block Plan
- RODSTA-BUT-T-00-DP-A-01022- ~~PL1~~ **P03** Townhouses – Ground Floor Plan
- RODSTA-BUT-T-01-DP-A-01023 ~~PL1~~ **P03** Townhouses – First Floor Plan
- RODSTA-BUT-T-02-DP-A-01024- ~~PL1~~ **P03** Townhouses – Second Floor Plan
- RODSTA-BUT-TA-XX-DE-A-01035- ~~PL1~~ **P03** Townhouse – Block A Elevations
- RODSTA-BUT-TA-XX-DE-A-01036- ~~PL1~~ **P02** Townhouse – Block B Elevations
- RODSTA-BUT-T-XX-DZ-A-01044- ~~PL1~~ **P03** Townhouses - Bay Elevation and Section 1
- RODSTA-BUT-T-XX-DZ-A-01045- ~~PL1~~ **P03** Townhouses - Bay Elevation and Section 2
- RODSTA-BUT-T-XX-DP-A-01062- ~~PL1~~ **P02** Townhouses - Unit Types

- RODSTA-BUT-ZZ-ZZ-DE-A-01073-~~PL2~~ ~~P04~~ - Proposed Street Elevations
- RODSTA-BUT-XX-XX-VS-A-01082 -~~PL1~~-~~P02~~ - Visual 3 - Jersey Street View
- Design and Access Statement addendum – Townhouse Window Update – ~~PL3~~ [new document]

The Daylighting Report has not been amended on this occasion.

In addition to the condition 2 updates, the references within the following condition will also need to be updated:

Condition 12

The window reveals and soffits for the development shall be carried out in accordance with drawings RODSTA-BUT-A-XX-DZ-A-01040-PL2, RODSTA-BUT-A-XXDZ-A-01041-PL2, RODSTA-BUT-B-XX-DZ-A-01042-PL2, RODSTA-BUT-B-XX-DZ-A-01043-PL2 stamped as received by the City Council, as Local Planning Authority, on the 19 August 2022 (Apartments) and drawings RODSTA-BUT-T-XX-DZ-A-01044 ~~P03~~ ~~PL1~~ and RODSTA-BUT-T-XX-DZ-A-01045 ~~P03~~ -~~PL1~~ stamped as received by the City Council, as Local Planning Authority, on the ~~20 June 2022~~ [add new date].

I look forward to hearing that this application has been validated. Please let me know if you have any queries.

Yours sincerely



Kate Limbert
Planner

+44 01132808063

kate.limbert@avisonyoung.com

For and on behalf of Avison Young (UK) Limited