



Planning

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

P O Box 532 Town Hall
Manchester M60 2LA

Mr Thomas O Kane
P4 Planning Limited
14a Little Lever Street
Manchester
M1 1HR

Date: 8 May 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: 139767/NMC/2024

Description: Non-material amendment to planning permission reference 135680/FO/2022 to allow: the northern elevation of the , permitted building to be moved away from the Network Rail boundary; a reduction in size of building; and realignment of the stairwell in northwest corner of the building, and associated revised location of the external fire escape door.

Location: Land Off Ambrose Street , Manchester, M12 5DD

I refer to your application for a non-material amendment to planning permission reference 135680/FO/2022.

The revisions to the approved scheme relate to the siting of the northern elevation of the permitted building 0.7m further south from the Network Rail boundary than the previously approved scheme, resulting in a slightly smaller building, and associated changes to the previously approved elevations due to the smaller floorplate . The other revision proposes the realignment of the stairwell at the northwest corner of the building through 90 degrees, with an amended location of the of external fire escape door to the northern elevation of the building.

It is considered that the proposed revisions would not have a detrimental impact in terms of the visual appearance, and amenity of the proposed adjoining commercial properties, and associated wording of condition nos. nos. 2,8,9,10, 11,17, and 29 to be amended to reference the revised plans.

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 135680/FO/2022. These documents should be read in

conjunction with one another. Therefore, the conditions previously applied to approval 135680/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:

Topographical Survey plan ref: 58708-TOPO;

Electrical Services External Lighting plan ref: AMST-WAT-ZZ-00-DR-E-63100 rev.P3;

Proposed Demolition plan ref: MH1314-05;

Location plan ref: MH1314-01 rev.A;

Proposed external building materials visual ref: MH 1314

Planning statement dated November 2022

Framework Travel plan doc ref: 3232-01 - FTP01 dated October 2022

Crime impact statement ref: 2022/0219/CIS/02 Version A: 10th October 2022

Extended Phase 1 habitat survey and daytime bat survey dated August 2022

Biodiversity Impact Assessment dated November 2022

Renewable and sustainability planning report dated October 2022 rev.1

Geotechnical ground investigations report ref: Site Ref: 6101/VAJ-G dated September 2022

Phase 1 desk study and preliminary contaminated land risk assessment ref: 6101/VAJ V1.00 PCLRA dated August 2022

Flood risk assessment and outline drainage strategy ref: PG/MB/11325 dated 1st November 2022

Preliminary Coal Mining Risk Assessment Report (Desk Study) Site Ref: 6101/ VAJ CMRA V1.0 dated September 2022

Air Quality Assessment ref: 5626r1 dated 21st September 2022

Received 6th December 2022.

Waste Management Strategy Proforma;

Refuse Collection Arrangements plan ref: 3232-01-ATR02;

Existing and Proposed fence elevations and details plan ref: MH1314-12;
received 23rd January 2023.

Method Statement - Demolition rev.2 dated February 2023

Received 2nd March 2023

Geotechnical Report - Concrete Floor Slab (Report Number 6101/VAJ-G)

Phase II Contaminated Land Risk Assessment Report (Report Number 6101/VAJ-CLRA)

Ground Gas Risk Assessment Report (Report Number 6101/VAJ-GRA)

Received 3rd April 2023

Content of correspondence from Planning agent dated 17th May 2023 relating to Highway Matters;

Foundation Layout ref: 11325-001 rev,T2

Cut and Fill and Earthworks Volumes plan ref: 11325 - 900 rev. T1

Transport statement doc ref: 3232-01-TS01 dated October 2022 updated by Highways

Technical Note (TN01) (includes swept path plan ref: 3232-01- ATR03)

External Works plan ref: 11325-050 rev.T2 (Notwithstanding landscaping shown)

Photograph of boundary treatment to the north of the site

received 17th May 2023

Landscaping General Arrangement plan ref: UG_1754_LAN_GA_DRW rev.P04

Swept Path Analysis plan ref.3232-01-ATR03 Rev A
received 14th July 2023
Proposed Master Plan (ref. MH1314-06 Rev E)
Proposed Site Plan (ref. MH1314-07 Rev F)
Proposed Upper Floor Plans (ref. MH1314-08 Rev C)
Proposed Elevations (ref. MH1314-09 Rev D)
Proposed Roof Plan (ref. MH1314-10 Rev B)
Proposed External Works (ref. MH1314-11 Rev C)
Design and Access Statement (Rev D) ref: MH1314/E dated September 2023
received 7th September 2023

Network Rail boundary detail plan ref: MH1314- SK105 received 8th December 2023

Flood Risk Assessment and Outline Drainage Management Strategy dated 1st November
2022 Received 12th December 2023

AS AMENDED BY:

Foundation Layout ref: 11325-001 rev.P1
External Works plan ref: 11325-050 rev. P1 (Notwithstanding landscaping shown)
Cut and Fill and Earthworks Volumes plan ref: 11325 - 900 rev. P1
Electrical Services External Lighting plan ref:14558 rev.P04
Proposed Master Plan (ref. MH1314-06 Rev F)
Proposed Site Plan (ref. MH1314-07 Rev G)
Proposed Upper Floor Plans (ref. MH1314-08 Rev D)
Proposed Elevations (ref. MH1314-09 Rev E)
Proposed Roof Plan (ref. MH1314-10 Rev C)
Proposed External Works (ref. MH1314-11 Rev D)
Proposed Ground Floor MH1314-SK46

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).

8) The car parking indicated on Proposed Site Plan ref. MH1314-07 Rev G shall be surfaced, demarcated and made available for use prior to the buildings hereby approved being occupied. The car park shall then be available at all times whilst the development is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with policies SP1, T2 and DM1 of the Manchester Core Strategy (2012).

9) The electric vehicle charging points on Proposed Site Plan ref. MH1314-07 Rev G shall be installed and made available for use prior to the buildings hereby approved being occupied. The electric vehicle charging points shall then be available at all times whilst the development is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with policies SP1, T2 and DM1 of the Manchester Core Strategy (2012).

10) The development hereby approved shall be completed in accordance with the scheme for the provision of space and facilities for bicycle parking indicated on the Proposed External Works plan ref. MH1314-11 Rev D.

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 and DM1 of the Manchester Core Strategy (2012).

11) Prior to above ground works, finalised detailed designs (including specifications) of all off site highways works, shown on plan ref: External Work Plan 11325-050 rev.P1(including any Traffic Regulation Orders; and dropped kerbs and tactile paving across the proposed entrance; and footway resurfacing) shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details, prior to the self-storage accommodation being brought into use.

Reason - In the interests of highway safety, pursuant to policy T1 of the Manchester Core Strategy (2012).

17) a) The refuse storage arrangement shall be implemented in accordance with the details on the Proposed External Works plan ref. MH1314-11 Rev D, the Waste Management Strategy Proforma; and Refuse Collection Arrangements plan ref: 3232-01-ATR02, shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

b) Prior to first occupation of the self-storage building, the details of frequency of waste collection and measures to store recyclable waste materials shall be submitted to and agreed in writing by the City Council as Local Planning Authority, prior to first occupation of the building

The development shall be implemented in accordance with the approved details, whilst the proposed self-storage building is in use.

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

29) Notwithstanding the details on Electrical Services External Lighting plan ref: :14558 rev.P04 referenced in condition no. 2 , finalised design details of all external lighting including design specifications ,height of columns, lux levels , colouration of lighting and measures to ensure that all lighting is angled away from the adjacent operational railway, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

Reason - To prevent the design and nature of external lighting from impacting the adjacent railway signals and operational railway, pursuant to policies T1 and 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