



Paul Butler Associates

Planning, Development & Heritage Consultants

12 July 2023

Jennifer Atkinson
Planning Officer
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

16.1059 NMAiii

Dear Jennifer

Location: Land off Cringle Road, Levenshulme
Proposal: Application for Non Material Amendment to Planning Permission 130515/MO/2021

Overview

We are pleased to submit this application on behalf of our client Towerhouse Systems Ltd. The application involves a non-material amendment to planning permission 130515/MO/2021 which was approved on the 06 September 2021.

The full description of development approved under 130515/MO/2021 is as follows:

Reserved Matters Application for the approval of appearance, layout, scale and landscaping, following the approval of outline permission referenced 122042/OO/2018 for the erection 57 two storey dwellings with associated access off Cringle Road, car parking, landscaping, boundary treatment and other associated works.

The non-material amendment application seeks approval of the paving blocks to be used throughout the development. Whilst the RM application does imply consent for some elements of the hard surfaced environment, other areas of hard surfacing were to be confirmed but there is no mechanism via the discharge of condition process to achieve this: condition 10 of the outline permission (materials) relates to external elevations only and condition 6 of the reserved matters is a compliance condition.

This application seeks permission for:

- 1) An amendment to the materials for the private driveways and footpaths already approved by proposing a comparable product.
- 2) Approval of the hard surfacing for the shared private driveway in the North East corner of the site which is marked as block paving in the approved landscaping plan.

All other hard surface materials remain the same. The proposals do not alter the surface water drainage as permeable paving is proposed as necessary.

What is Already Approved in the Reserved Matters Application

Condition 6 of the RM states the landscaping plans which this development should be carried out in accordance with and includes drawing no. 2714 101G. This states:

- Materials tbc for the proposed driveways and private footpaths.
- Black tarmac for roads
- Black tarmac for pedestrian pavements
- Block paving for shared driveway but with no specification.

In addition to the above, the following drawings listed under condition 2 include a notation on the drawings for *Marshalls tegula paving (Pennant Grey) for the driveway and private footpaths with Indian stone paving to the rear*. These drawings are: L(-2)110 House A Layouts Rev 02, L(-2)210 House B Layouts Rev 01, L(-2)310 House C Layouts Rev 02, L(-2)410 House D Layouts Rev 01. Please note that these drawing layouts were also amended via an earlier NMA application (132577/NMC/2021).

What is Proposed now

The applicant intends to use a comparable product for the driveways and private paths / patios and is also providing the specification for the block paving for the shared driveway via this application.

The materials proposed are as follows, a full schedule of materials with images and precedents is provided in Appendix 1 of this letter.

Driveways including the private driveway in front of plots 23 to 26 to be in Tobermore Hydropave Shannon permeable paving. Colour to be Bracken with the demarcated foot way on the private driveway to be in the charcoal colour.

Side pathways and patios to properties to be Tobermore Textured Flags (colour Natural).

Non Material Amendment Application

The above changes are not considered to be of any significance when compared to the previously approved scheme and will not materially affect the external appearance of the development as approved.

In light of the above, the changes proposed are therefore considered to be 'non-material' in nature. The minor scope of the changes will ensure that the design quality of the original scheme will be retained and the amendments will not in any way prejudice the provision of a well-designed, attractive and successfully planned development.

Section 96a of the Town and Country Planning Act 1990 confers the power:

- (a) to impose new conditions;
- (b) to remove or alter existing conditions.

It is therefore proposed to amend:

Condition 2 by updating the drawing numbers as below:

L(-2)110 House A Layouts Rev ~~02~~ **04**
L(-2)210 House B Layouts Rev ~~04~~ **03**
L(-2)310 House C Layouts Rev ~~02~~ **03**
L(-2)410 House D Layouts Rev ~~04~~ **02**

And, **Condition 6** as follows:

*The landscaping scheme shall be carried out in accordance with drawings ~~101 Rev G~~ **101 Rev H**, 202 Rev D, 203 Rev D and 204 Rev D stamped as received by the City Council, as Local Planning Authority, on the 25 August 2021....*

Submitted Application

The table below, provides a schedule of drawings and information submitted in support of this application and the relevant drawings that it is proposed they will replace. The drawings have only been amended via changes to the drawing legend to cover the materials proposed. A fee of £234 is payable with this application, payment has been made online via the planning portal.

Drawing Number and Title	Superseded Drawing Number
L(-2)110 House A Layouts Rev 04	L(-2)110 House A Layouts Rev 02
L(-2)210 House B Layouts Rev 03	L(-2)210 House B Layouts Rev 01
L(-2)310 House C Layouts Rev 03	L(-2)310 House C Layouts Rev 02
L(-2)410 House D Layouts Rev 02	L(-2)410 House D Layouts Rev 01
2714 101H Landscape Layout	2714 101G Landscape Layout

We trust that the information submitted in support of the application is sufficient to enable the positive determination of the application. However, if you require any further information please do not hesitate to get in touch.

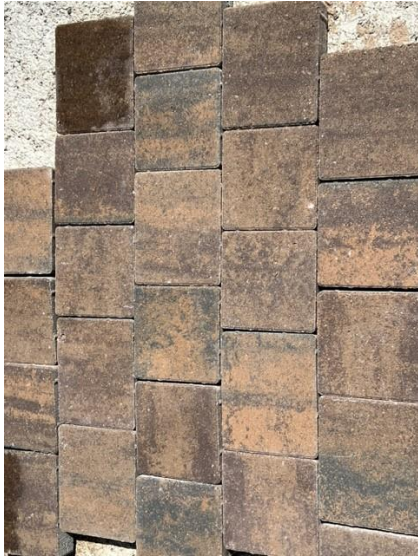
Yours sincerely

Julian Austin

Julian Austin BSc (Hons) MPLAN MRTPI
Associate Director

Appendix 1: Schedule and Images

Schedule

Hard Surface	Product
• All driveways. • Private shared drive in front of plots 23 to 26.	Tobermore Hydropave Shannon (colour: bracken) https://www.tobermore.co.uk/professional/products/permeable-paving/hydropave-shannon/  See figure A1 for image of product in situ. Further images are also available via Tobermore website.
• Demarcated footway on private shared drive in front of plots 23 to 26.	Tobermore Hydropave Shannon (colour: charcoal) https://www.tobermore.co.uk/professional/products/permeable-paving/hydropave-shannon/  See Figure A2 for image of product in situ. Further images are also available via Tobermore website.

Hard Surface	Product
Side pathways and patios.	Tobermore Textured Flags (colour: natural) https://www.tobermore.co.uk/professional/products/paving-flags/textured-flags/  See figure A3 for image of product in situ. Further images are also available via Tobermore website.

Images of Product in Situ

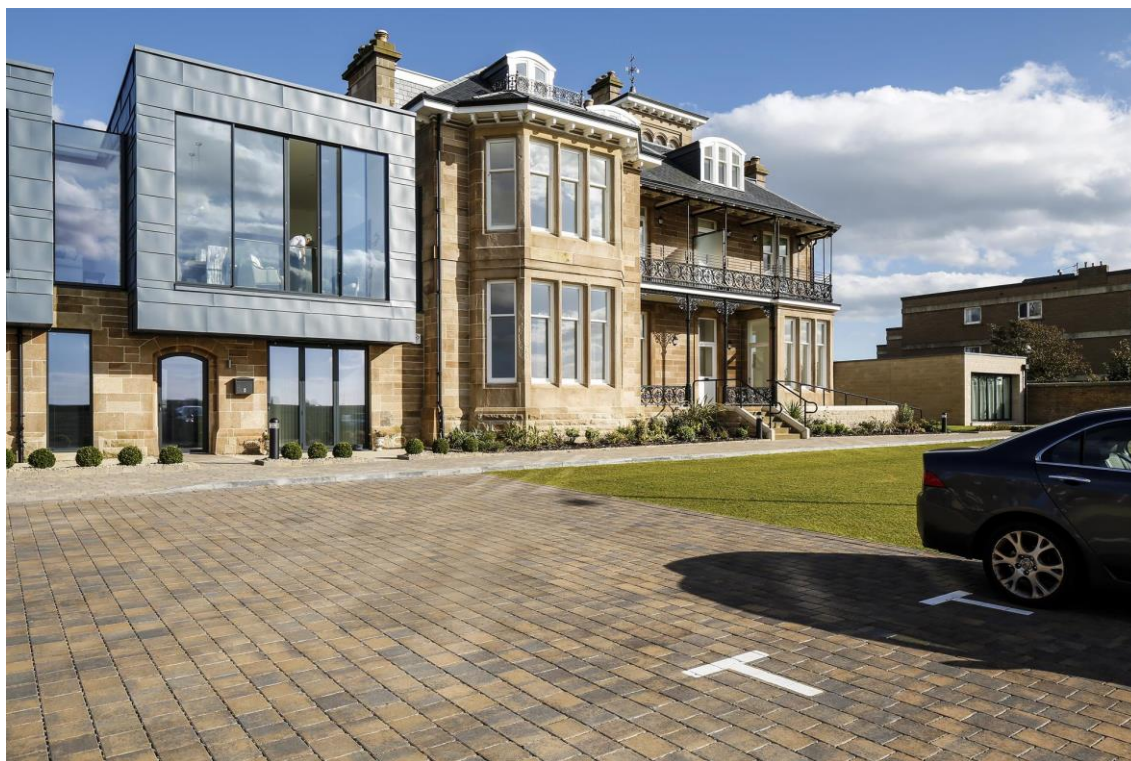


Figure A1: Tobermore Shannon Duo Bracken (scheme Crosbie Towers, Troo



Figure A2: Tobermore Shannon Due Charcoal (Scheme Mercedes, Glasgow)



Figure A3: Tobermore Textured Flag Natural (product is at the front of the image)