

Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

Email
Direct
Mobile

19th January 2024

Dear Sir/Madam,

Section 96a Application to amend the drawings approved under application ref: 135847/JO/2022 at Building 401 Avro Way, Manchester, M90 5XR

Cushman and Wakefield, on behalf of FedEx, hereby apply to Manchester City Council under Section 96A of the Town and Country Planning Act 1990 for a Non-Material Amendment to Planning Permission 135847/JO/2022 to amend the proposed elevations and site plan.

The following documents and drawings are submitted with this application:

- Application Forms,
- This Covering Letter;
- Proposed Site Plan, Drawing Ref: FFM-MLA-XX-XX-DR-A-1002_SITE PLAN;
- Proposed Elevations, Drawing Ref: FFM-MLA-XX-XX-DR-A-9901_BUILDING GA ELEVATIONS; and
- Proposed Ground Floor Layout, Drawing Ref: FFM-MLA-XX-XX-DR-A-9900_BUILDING GA PLAN.

Background

Planning permission was originally granted in February 2022 under application 131892/FO/2021 to demolish the existing building and subsequently erect a terrace of three Class B8 warehouse units (7,845m² gross internal floor area) with associated parking, access and landscaping.

The consent was subsequently varied in July 2022 under application no. 133408/JO/2022 for the '*variation of condition nos. 2 (approved drawings) and 9 (landscaping), attached to planning permission 131892/FO/2021 to allow for amendments to design and layout of the development*'. These amendments to the drawings, reflected minor amendments to the southern, eastern and western elevations of the building.

A Non-Material Amendment application was then approved in January 2023 under application no. 135933/NMC/2023 for changes to the car parking layout, relocation of the bike store and plant enclosure, and installation of louvres.

A second variation of condition application was approved in March 2023 (application no. 135847/JO/2022) for the variation of condition 7 (Secured by Design).

Proposed Amendment

The need has arisen to create an additional vehicle door to the western elevation of Unit 1a at the site and subsequently relocate the refuse store. This change is to better meet the applicant's (FedEx) operational requirements.

The proposed roller shutter door will be sited between bays 10 and 11. It will open vertically and will match the existing roller shutter doors on the service yard elevation with regards to its design and materials.

The refuse store will be relocated further north in the service yard, and remain immediately in front of the building elevation, ensuring it does not create any obstruction to vehicles using the service yard. Its' size and design will remain the same as the existing approved details.

It has also been identified that the battery store was reduced in size as part of the base build to better meet requirements, and so this application seeks to regularise that change.

It is not considered that any of the proposed changes described above have any adverse impacts and are acceptable in their design. It is our opinion that they are appropriate to be dealt with via a non-material amendment, and this has been agreed in pre-application discussions with the case officer, David Lawless.

For ease, the submitted drawings will supersede the following approved drawings:

- Proposed Building Plan 020598-RPS-SI-XX-DR-A-0112 Rev P02, approved under application number 133408/JO/2022
- Proposed Block Plan 020598-RPS-SI-XX-DR-A-0110 Rev P07, approved under application number 135933/NMC/2023
- Building Elevations Plan 020598-RPS-MB-XX-DR-A-5300 Rev P06, approved under application number 135933/NMC/2023

I trust that you have all the necessary information to validate the application, however if you have any queries, please do not hesitate to contact me.

Yours sincerely,

Ruth Owen MRTPI
Planning Consultant
Cushman & Wakefield - Planning