

14th November 2023
CJG/WK/8389/C - 02

Jennifer Atkinson
Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council
P O Box 532
Town Hall
Manchester M60 2LA

VIA E-MAIL & PLANNING PORTAL

Dear Ms Atkinson

Approval Ref 113914/FO/2016 – Application for a NMA

Re: No 1 Lord Street Manchester – land bounded by Cheetham Hill Road, Fernie Street and Lord Street

We write on behalf of our clients Delph Property Group, in support of an application for a NMA, to amend the current approved drawings.

We appreciate your support in discussing these amendments, and as per the last meeting we are submitting the changes under a NMA.

These changes are set out in the explanatory document accompanying this submission and set out on the new drawings proposed within this submission.

In summary the changes we are proposing are as follows;

- *An additional internal stair to become a 2 stair rather than as approved, a single stair building. There is no change in the number or mix of units, albeit some internal floor areas have been amended as a result of the staircase change, but all units still comply with NDSS floor areas. We have added a window in the gable wall to allow for a AOV to the stair. This will improve the safety of occupants within the building and comply with the new emerging legislation on two stair buildings. The lifts have also been amended in size to reflect likely occupational sizes for current use of this type of building.*

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- *A change in the number of car spaces on basement level - with very minimal changes to the façade. The number of accessible spaces has remained as per the original consent, and the vehicular access has moved. Cycle provision remains at 100% and a cycle wash down facility has been added. A supporting document prepared by Mosodi accompanies this application, supporting these changes and confirming it complies with the policies in the City.*

- *Co incident with the above, removal of Sub-basement level*

- *Change of use of ground floor retail space to residential amenity, as most occupiers in this building are likely to be Build to Rent and the current market requirements are to have this space as ancillary active amenity space.*

There will be no alteration to the footprint as a result of these changes and these changes are internal rather than external to the building apart from the change of the car parking entrance.

These changes will we believe assist in ensuring this high quality building will be delivered on site.

The plans amended plans associated with this submission are set out on the attached list.

We trust that you can support this submission, but in the meantime if you require any further information, please do not hesitate to contact me.

Yours sincerely



CHRISTIAN J GILHAM
DIRECTOR

Encl: Revised Plans as attached drawing list
Proposed Changes to Planning Approved Scheme – Ref: 8389-LRW-XX-XX-PP-A-00-001
Mosodi Report Ref: 231023 Lord Street TS Rev 1
Payment of £298 (inc. VAT) made via the Planning Portal

Cc: N Belkin – Delph Properties (email only)

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