1st November 2023
Our Ref: 2020.003

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Manchester City Council
Planning Department
PO Box 532
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To whom it may concern,

Re: 271 Oldham Road, Manchester, M40 7PS – Non Material Amendment

This covering letter has been submitted on behalf of the client MPH Ancoats Ltd, to support the submission of an application under Section 96A of the Town and Country Planning Act 1990 (as amended) to make a non-material amendment (NMA) to planning consent ref: 127971/FO/2020.

Planning consent ref: 12971/FO/2020 was granted on 7th May 2021 for the following:

Erection of a 6 storey building to form 90 residential apartments (Use Class C3a) following demolition of existing structures with associated access, car parking, amenity space, landscaping and other associated works.

The requisite planning application fee (£298) has been paid online via Planning Portal (PP-12588677).

The NMA relates to non-material alterations to the ground floor, first floor as well as building elevations. To support this application the following plans prepared by Audere BW Architects and Layer Landscape are included:

Superseded Plan / Document	Proposed Plan / Document
-	Design Statement for Non-Material Amendment Application (Nov 2023 – Rev 1)
Proposed First Floor Plan (201)	First floor GA plan (amended scheme)
Proposed GF Plan (200) (Rev 01)	Ground floor GA plan (amended scheme) (Rev P04)
Proposed South East Elevation (300)	Proposed front / south-east elevation (amended scheme) (Rev P03)
Proposed S.W. & N.E. Elevations (301)	Proposed side elevations – north east / south west (amended scheme) (Rev P03)
Proposed Site Plan (100) (Rev 01)	Location and site plan (amended scheme)
Landscape GA (Rev 1)	General Arrangement (Rev 3)
Softworks (Rev 0)	Softworks (Rev 2)

The proposed non-material alterations to the scheme are also supported by an updated Design Statement detailing the extent of the alterations.

Proposed Amendments

Internal:

Revisions to the ground floor plan concern the reduction in the size of the main resident's entrance in order to provide an additional 2no. three bedroom townhouses. The additional townhouses result in a revised layout at first floor in the south west corner of the plan with the townhouses replacing 2no. two bedroom apartments.

The introduction of 2no. three bedroom townhouses increases the quantum of family type accommodation within the development reflecting the ongoing changes within the surrounding area and the locally specific demands for housing types.

The ground floor plan also includes amendments to the bin store and plant room. Although the provision is retained, the ancillary spaces are now grouped and located in the same area within the building.

External:

To facilitate the new townhouses, minor amendments have been made to the front and side elevations of the scheme.

At the ground floor, the existing townhouse entrance door and curtain wall arrangement has been applied to the new townhouses, along with the window arrangement at first floor, as well as a gate serving each house.

In order to obscure the bin store and provide a protective enclosure, the glazing in the right hand bay has been amended to spandrel panels, as well as this to the side elevation (north east), the curtain wall has been omitted.

An additional window to the new entrance hall in Duplex 01 on the side elevation (south west) has been introduced at ground floor level to maintain the fenestration line at the corner of the building. Similarly, the existing façade pattern has been retained at first floor with a recessed brickwork panel now replacing the window that previously existed, which is now the main bathroom to Duplex 01.

As well as the above the main entrance door is now set into the building to create a canopy.

It is considered that the proposed external changes along Oldham Road would create a consistent vernacular and a street-scene reflective of those existing residential dwellings opposite Oldham Road. The approach provides the rhythm which assists with grounding the building and enhancing the passive surveillance provided from the development.

Landscaping:

As part of the wider non-material alterations, the communal first floor terrace is to become a private terrace space for the 2 bed / 3 person corner apartment with the fence line dividing the previous

communal terrace and private amenity area being removed, as highlighted in the supporting 'First floor GA plan (amended scheme) along with supporting landscaping plans.

The proposed internal and external non-material alterations are detailed fully in the Design Statement whilst those relating to Landscaping are provided in the additional General Arrangement and Softworks plans, both which support this application.

We trust that you have all the information required to validate the application. Should you have any queries or require any further information, please do not hesitate to contact.



Jonathan Mumby
Assistant Planner
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