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Planning Department
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23rd November 2023

LF – 23/484
BY EMAIL

To whom it may concern,

**NON MATERIAL AMENDMENT APPLICATION - PLANNING PERMISSION REF.
135508/JO/2022.**

**CAR PARK TO THE REAR OF THE CHORLTON IRISH CLUB, CROSS ROAD, MANCHESTER,
M21 9DJ**

I write on behalf of our client, Southway Housing Trust Ltd, to submit an application for a non-material amendment to planning permission reference. 135508/JO/2022. This permission is a S.73 permission which sought to vary condition no. 24 (affordable housing) attached to planning permission 132708/FO/2022 (Erection of a part three, part four storey development to provide 29 (10 x one and 18 x two bed and 1 x studio) residential units with associated vehicular and cycle parking, refuse store and landscaping). We set out below a summary of the changes proposed, the justification for this, and the plan package provided.

a. The Amendments Sought

The amendments sought to the scheme are as follows:

- The curved entrance features are omitted.
- The balustrade on the upper floor has changed from glass to metal railings.
- The profile of the window frames has increased.
- The fenestration to the glazed gables is to be altered, removing the central mullion and decreasing the door size.
- The brick wall with detailing next to the resident entry gate has been replaced with fixed railing (so that it matches the look of the resident entry gate).
- Inclusion of 2 x hidden doors on the top floor (designed to match roof material) for fire escape purposes.
- Building footprint has slightly increased (by approximately 150mm in length).

We consider that the details regarding the materials to be used, described in the changes above will be secured via material samples when discharging condition 3.

b. Justification

The reasoning behind the amendments is due to feasibility and buildability factors, which have arisen since the project went out to tender. The scheme has to take into account the significant increase in costs that have occurred since the original application received planning permission last year. Further, Southway Housing are required to construct the scheme in accordance with a strict programme, constrained by the need to meet deadlines set by Homes England, who are supporting the project as part of their Brownfield Land Fund. Therefore, securing these changes will ensure the scheme can be constructed within budget and in accordance with planned timescales.

Although there have been some amendments made to fall in line with the budget, the design team has carefully reviewed changes in order to retain the characteristic features and high quality design of the approved scheme. The changes proposed are deemed to be minimal and will not detract from the overall finish and design of the building.

The amendments are considered to be non - material in nature as they are not fundamental changes to the scheme's size, scale or design. The changes also do not conflict with the approved description of development or planning conditions.

c. Plan Package

The following plans have been submitted in support of the application:

- (PL)100 – Proposed Plans 01, dated 9th October 2023.
- (PL) 101 – Proposed Plans 02, dated 9th October 2023.
- (PL) 102 – Proposed Elevations, dated 9th October 2023.
- (PL) 103 Rev B – Proposed Site Plan, dated 9th October 2023.

We have provided an annotated version of (PL) 102, to easily demonstrate what changes are being proposed, where. This does not need to be an approved plan.

The plans above are designed to replace the following extant approved plans, listed on Planning Permission ref. 135508/JO/2022:

- (PL) 001 Rev B – Proposed Site Plan, dated 22nd December 2021.
- (PL) 002 Rev B – Proposed Plans 01, dated 22nd December 2021.
- (PL) 003 Rev B – Proposed Plans 02, dated 22nd December 2021.
- (PL) 004 Rev B – Proposed Elevations 01, dated 22nd December 2021.
- (PL) 005 Rev B – Proposed Elevations 02, dated 22nd December 2021.

We trust that the package of information submitted is sufficient to validate and determine this application. However, should you require any further information, please do not hesitate to contact me.

Yours sincerely,

Lucy Furber
SENIOR PLANNER