



Planning

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P O Box 532 Town Hall
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Mr Roland Lee
Hale Architecture Limited
22C Leathermarket Street
London
SE1 3HP

Date: 28 November 2023

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 138587/NMC/2023

Description: Non material amendment to planning permission referenced 135454/JO/2022 to allow minor amendments to site levels, re-location of the substation and alterations to roof overhang details

Location: Former Mather & Platt Foundry , Grimshaw Lane, Manchester, M40 2BA

I refer to your application for a non-material amendment to planning permission reference 135454/JO/2022.

The proposed amendment relates to minor changes to the site levels for Unit A car park, the re-location of the substation and alterations to roof overhang details.

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed change will not result in any significant or material alterations to the host planning permission.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 135454/JO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 135454/JO/2022 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings referenced PL 1003-Q, PL1004-H, PL1251-C, PL1255-C, PL1014-C, PL1054-C, PL1074-D, PL1084-D and PL1124-E, received by the City Council as Local Planning Authority on 22 November 2023.

Drawings referenced PL1001A, PL1005H, PL1218A, 205229/AT/N01/D and 205229/AT/N02/D, received by the City Council as Local Planning Authority on 12 December 2022;

Drawing 20-93-05H, stamped as received by the City Council, as Local Planning Authority on 25 August 2021;

Drawings referenced PL1081C, PL1083A, PL1085B, PL1101C, PL1103A, PL1104B, PL1105B, PL1111C, PL1113A, PL1114A, PL1115B, PL1122C -A1, PL1123A and PL1125C D, stamped as received by the City Council, as Local Planning Authority on 13 August 2021;

Drawings referenced PL1202, PL1203, PL1011B, PL1012A, PL1013, PL1051B, PL1052A, PL1071C, PL1073, PL1075A, PL1201, PL1205, PL1206, PL1207 and PL1053, stamped as received by the City Council, as Local Planning Authority, on the 17 February 2021;

Drawings referenced PL1250 and PL1254A relating to the proposed phasing, received by the City Council on 14 November 2022 and 11 January 2023;

Drawings referenced 205229-AT-N01 RevD and 205229-AT-N02 RevD, received by the City Council on 11 January 2023.

Supporting information

Design and Access statement

- Geo Env Assessment by Curtins, ref 070588-CUR-00-XX-RP-GE-001, dated 03/02/20
 - Plot 2 Ground Investigation Report by Wyg Environment, dated May 2014
 - Plot 3 Ground Investigation Report by Wyg Environment, dated January 2014
 - Demolition Method Statement by Kings Heath Demolition, dated 06/11/20
 - Notice of Consent for Demolition by Manchester City Council, ref DM/20/00398 dated 19/11/20
 - Flood Risk Assessment & Drainage Strategy by PTA ref. 9762-PTA-XX-XX-RP-C-9071 Rev03 dated 12/02/21
- (Parts 1 to 4)
- Ecology Assessment by TEP, ref 8035.01.002 v2, dated 12/02/21
 - BNG calculations by TEP, ref 8035_01_001 v2, dated 12/02/21
 - Soft Landscape proposals by BEA Landscape drawing ref 20-93-05C
 - Soft Landscape proposals Phase 1 by BEA Landscape drawing ref 20-93-07
 - Soft Landscape proposals Phase 2 by BEA Landscape drawing ref 20-93-10
 - Tree Survey Report By BEA Landscape RevA ref 2093/EH/TR001A dated 06/02/21
 - Tree survey plan by BEA Landscape ref 20-93-01C
 - Tree Constraints Plan 20-93-02B
 - Tree retention plan by BEA Landscape ref 20-93-03C
 - Tree retention plan Phase 1 by BEA Landscape ref 20-93-08
 - Tree retention plan Phase 2 by BEA Landscape ref 20-93-11
 - Tree protection plan by BEA Landscape ref 20-93-04A
 - Tree protection plan Phase 1 by BEA Landscape ref 20-93-09
 - Tree protection plan Phase 2 by BEA Landscape ref 20-93-12
 - Arboricultural Impact Assessment by BEA Landscape RevA ref 2093/EH/AIA001A dated 11/02/21
 - Arboricultural Method Statement by BEA Landscape RevA ref 2093/EH/1MS001A dated 11/02/21
 - Acoustic Assessment by Hoare Lea, rev 02, dated 04/02/21
 - Transport Statement by Vectos ref. R01-ES, dated 12.02.21
 - Travel Plan by Vectos, ref R02-ES, dated 12.02.21
 - - Passive Design Analysis by Hive, ref R.002 RevB

- Archaeology Statement By BSA Heritage, ref BSA 203-2a , dated 08/02/21
- BREEAM Pre-Assessment 2018 by ESC, RevD dated February 2021

The above documents were stamped as received by the City Council, as Local Planning Authority, on the 17 February 2021.

TEP's attached email of 20/08/21;

Waste management collection, Waste management plan and waste management proforma stamped as received by the City Council, as Local Planning Authority, on the 8 March 2021;

Junction modelling results stamped as received by the City Council, as Local Planning Authority, on the 13 July 2021;

Response to TfGM comments stamped as received by the City Council, as Local Planning Authority, on the 13 August 2021;

Phase 1 Geo-Environmental Site Assessment - Grimshaw Lane Plots 1&2, Manchester. Prepared by TRC Companies Ltd on the behalf of Canmoor (Manchester) Limited. Report Ref: 423207.0000.0000. Issue Date; April 2021 and Phase II Geo-Environmental Site Assessment - Grimshaw Lane Plots 1&2, Manchester. Prepared by TRC Companies Ltd on the behalf of Canmoor (Manchester) Limited. Report Ref: 423207.0000.0001. Issue Date: April 2021 stamped as received by the City Council, as Local Planning Authority, on the 22 April 2021;

Air Quality Assessment by Hoare Lea, ref. 10/11979 Rev02 stamped as received by the City Council, as Local Planning Authority, on the 27 July 2021;

Energy Strategy by Hive, ref 20006.R.001 RevD stamped as received by the City Council as Local Planning Authority on 28 June 2021;

Crime Impact Statement prepared by The Greater Manchester Police stamped as received by the City Council as Local Planning Authority, 5 May 2021;

Note from Hoare Lea and Response to flood risk comments stamped as received by the City Council as Local Planning Authority on 30 April 2021;

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

Should you wish to discuss the matter further, please contact Steven McCoombe using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing