

Sue Wills
Planning
Manchester City Council
PO Box 532
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M60 2LA

20 November 2023

Submitted via Planning Portal (ref: PP-12595675)

Dear Sue

Application for the Approval of a Non-Material Amendment to 135848/FO/2022: Full Planning Permission for a Residential Development at the Former Victoria Park Probation Centre

On behalf of our client, Britannia Victoria Limited ('the Applicant'), please find enclosed an application made under Section 96A of the Town and Country Planning Act 1990 to make non-material amendments to Condition 2, 18 and 24 of planning permission 135848/FO/2022 at St Gabriel's, Oxford Place, Manchester ('the Site'), which list the approved plans and documents; the approved lighting scheme; and landscaping/external works plans respectively. The permission was granted on 31st October 2023 for the following description of development:

'Erection of a residential development (Use Class C3), comprising 72 units, along with associated hard and soft infrastructure, access and associated works following demolition of existing buildings.'

The Proposed Amendments

Enclosed with this submission is a set of revised plans to supercede those previously approved as set out in the below table.

Previously Approved Plan	Revised Plan
Site Plan ref: A 662-P-100 Rev V	Site Plan ref: A 662-P-100 Rev W
Block plan ref: A 662-P-002 Rev H	Block plan ref: A 662-P-002 Rev J
House Type 6A Plan ref: A662-P-156 Rev C	House Type 6A Plan ref: A662-P-156 Rev D
House Type 6A Elevation ref: A662-P-168 Rev A	House Type 6A Elevation ref: A662-P-168 Rev D
External Lighting Layout VPPC-BWB-00-XX-DR-E-2300 S2 P1 (within LIA)	External Lighting Plan 2482-CWC-XX-00-DR-E-6301 T3

The Site Plan shows, in the hatched orange area, a widened road and pavements and an additional pavement running behind Blocks 3 and 4. These changes have been made in order to comply with adoptable standards (or as otherwise agreed). To accommodate the additional pavement, the gardens to Blocks 3 and 4 have reduced in size and the gravel area to these gardens has been removed. A revised external lighting plan (ref: 2482-CWC-XX-00-DR-E-6301 T3) has been prepared by Crookes Walker Consulting and submitted to address the resultant changes to the proposed lighting scheme.

In relation to House Type 6a (Plot 63), it is proposed that the rear of the property is extended further into the rear garden, to allow for a revised internal layout.

Assessment

Planning Practice Guidance¹ is clear that there is no statutory definition of "non-material" and it is dependent on the context of the overall scheme. The summary table at Annex A² states that the Local Planning Authority, when considering if the amendment is material, *"must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted"*.

The proposed amendments will not require the reassessment of any additional information or environmental impacts, therefore, as agreed, the "effect of the change" is not considered to be material and it is on this basis that AshtonHale have submitted this application.

Summary

In summary, the "effect of the change" of the proposed amendments is non-material, and the amendments proposed are in order to allow for the access road to comply with adoptable standards (or as otherwise agreed). The amendments to the approved plans are required to enable the development site to come forward and contribute to MCC's supply of residential accommodation in the quickest timescale.

I trust that the enclosed information will enable you to validate the submission as soon as possible. If you have any queries or require any further details, please do not hesitate to contact me.

Yours sincerely,



Neil Lucas

Director

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AshtonHale Ltd

¹ Paragraph: 002 Reference ID: 17a-002-20140306, Revision date: 06 03 2014

² Accessible via:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/864175/Annex_flexible_options.pdf