

Our Ref: 05C200031
Your Ref: 134154/VO/2022

24th July 2023

Jennifer Atkinson
Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Jennifer,

**Section 73 Application – Variation of Conditions 2, 8, 11, and 23 to planning permission
134154/VO/2022 (as amended by 135846/NMC/2022) at Land to the west of Rodney Street,
Manchester, M4 6JJ**

Avison Young (UK) Limited has been instructed by Wates Construction Limited to prepare and submit the above application on behalf of Manchester City Council.

This application is seeking to make a number of minor changes to planning permission 134154/VO/2022 (approved by Manchester City Council on 7th September 2022) as amended by 135846/NMC/2022. These changes include: the addition of an apartment to Block B, a change to the approved brick type, and a change to the construction access strategy.

This application is submitted via the planning portal with reference number PP-12244693. A non-material amendment application has also been submitted via the planning portal in parallel to this application (ref. PP-12244662) to amend the description of development to align with the change in the apartment number proposed in this submission.

Alongside this letter, the application is accompanied by a number of supporting documents and plans:

- RODSTA-BUT-ZZ-00-DP-A-01001 PL2 Proposed Site Plan and Block Plan
- RODSTA-BUT-B-00-DP-A-01014 P05 Residential Block B - Ground Floor Plan
- RODSTA-BUT-B-XX-DE-A-01034 P04 Residential Block B - South & West Elevations
- RODSTA-BUT-B-XX-DS-A-01052 P04 Residential Block B - Section AA Section BB Section CC
- RODSTA-BUT-B-ZZ-SA-A-01091 P02 Residential Block B - Schedule of Accommodation
- 230609 Rodney Street Design and Access Statement Addendum
- 230313 Construction Management Plan
- MA22046 - Rev 03 Fire Statement 160623
- RODSTA-MET-ZZ-XX-RP-DM-9712-S4-P03 Internal Daylighting report

The changes proposed by this Section 73 Application are detailed further as follows:

Additional Apartment:

- Design development has resulted in the conversion of the secondary amenity space in Block B into a 1B2P apartment. This has resulted in some minor changes to the internal and external design.
- Minor internal layout changes are required to omit the access previously shown from the core into the amenity space.
- Minor elevational changes are required to add in a new apartment door and bedroom window.
- A new entrance to the new 1B2P from the private garden area.
- An increase in Block B apartment numbers from 50 to 51 and the total dwellings from 128 to 129.
- The NIA has increased by 50sqm
- 1 additional cycle store space has been added into the bike store.

Change of Brick type:

- Condition 11 of 135846/NMC/2022 states the approved brick for the development is Wienerberger Blended Red Multi Gilt Stock. Unfortunately, this brick is no longer being produced. The proposed replacement brick is Wienerberger New Red Multi Gilt Stock. This new brick is very similar in appearance to the approved brick and a sample has been viewed by the Planning Officer.
- (It is noted that Condition 11 was previously amended by non-material amendment (ref. 135846/NMC/2022) which changed the timing trigger from prior to commencement of development to prior to above ground works.)

Change to Construction Access Strategy:

- Development of the construction access strategy has resulted in a change of site logistics strategy from the use of mast climbers to scaffolding. This change is not anticipated to impact more widely on the development proposals. The approved Construction Management Plan (CMP) (13/06/2022) has been amended to reflect this change.

The proposed changes require several of the approved plans and documents listed in Condition 2 to be updated. Details of these changes are given in the table below:

Approved Plan/Document		Description of updates	New Plan/document
Reference	Title		Reference
RODSTA-BUT-ZZ-00-DP-A-01001 PL1	Proposed Site Plan and Block Plan	Additional 1 bed shown in Block B. (Previous updates to core to suit HSE comments and	RODSTA-BUT-ZZ-00-DP-A-01001 PL2

		amendments to Block B parking for Condition 42 also shown for consistency).	
RODSTA-BUT-B-00-DP-A-01014 P02	Residential Block B - Planning Ground Floor Plan	Second amenity space converted into additional 1B2P unit	RODSTA-BUT-B-00-DP-A-01014 P05
RODSTA-BUT-B-XX-DE-A-01034 PL2	Residential Block B - South and West Elevation	New apartment door and bedroom window on south elevation.	RODSTA-BUT-B-XX-DE-A-01034 P04
RODSTA-BUT-B-XX-DS-A-01052 PL2	Residential Block B - Section AA + Section BB + Section CC	Second amenity space converted into additional 1B2P unit shown on Section AA	RODSTA-BUT-B-XX-DS-A-01052 P04
RODSTA-BUT-B-ZZ-SA-A-01091 PL1	Residential Block B - Schedule of Accommodation	New apartment added to Apartment Area Schedule, Unit Totals and NIA Totals.	RODSTA-BUT-B-ZZ-SA-A-01091 P02
RODSTA-BUT-ZZ-XX-RP-A-01100 PL1	Design and Access Statement	An Addendum to the Design and Access Statement describes the changes.	230609 Design and Access Statement Addendum
Dated 13 June 2022	Construction Management Plan	The logistics overview in section 4 has changed from mast climbers to scaffold.	Dated 13 March 2023
MA22046, Revision R02, 09/08/2022	Fire Statement	Updated to include extra apartment, exits and escape routes.	MA22046, Revision R03, 16/06/2023
RODSTA-MET-ZZ-XX-RP-DM-9712-S3-P02	Internal Daylighting Report	Inclusion of new apartment in Block B	RODSTA-MET-ZZ-XX-RP-DM-9712-S4-P03

The resulting required variations to the conditions text are indicated in the table below in red text:

Condition	Changes
2	The development hereby approved shall be carried out in accordance with the following drawings and documents: Drawings RODSTA-BUT-ZZ-00-DP-A-00001-PL1, RODSTA-BUT-ZZ-00-DP-A-00002-PL1, RODSTA-BUT-ZZ-00-DP-A-01000-PL1, ~~RODSTA-BUT-ZZ-00-DP-A-01001-PL1~~, RODSTA-BUT-T-00-DP-A-01022-PL1, RODSTA-BUT-T-01-DP-A-01023-PL1, RODSTA-BUT-T-02-DP-A-01024-PL1, RODSTA-BUT-T-R2-DP-A-01025-PL1, RODSTA-BUT-TA-XX-DE-A-01035-PL1, RODSTA-BUT-TB-XX-DE-A-01036-PL1, RODSTA-BUT-T-XX-DZ-A-01044-PL1, RODSTA-BUT-T-XX-DZ-A-01045-PL1,

RODSTA-BUT-T-XX-DS-A-01053-PL1, RODSTA-BUT-ZZ-XX-DD-A-01055-PL1, RODSTA-BUT-T-XX-DD-A-01057-PL1, RODSTA-BUT-A-XX-DP-A-01060-PL1, RODSTA-BUT-B-XX-DP-A-01061-PL1, RODSTA-BUT-T-XX-DP-A-01062-PL1, RODSTA-BUT-ZZ-ZZ-DS-A-01068-PL1, RODSTA-BUT-ZZ-ZZ-DS-A-01070-PL1, RODSTA-BUT-ZZ-ZZ-DE-A-01072-PL1, RODSTA-BUT-ZZ-ZZ-DZ-A-01075-PL1, RODSTA-BUT-XX-XX-VS-A-01082-PL1, RODSTA-BUT-A-ZZ-SA-A-01090-PL1, ~~RODSTA-BUT-B-ZZ-SA-A-01091-PL1~~, RODSTA-BUT-TA-ZZ-SA-A-01092-PL1, RODSTA-BUT-TB-ZZ-SA-A-01093-PL1, RODSTA-BUT-ZZ-XX-RP-A-01110-PL1, RODSTA-LYR-XX-ZZ-DWG-L-1001-Rev 3, RODSTA-LYR-XX-ZZ-DWG-L-1002, RODSTA-LYR-XX-ZZ-DWG-L-3001, RODSTA-LYR-XX-ZZ-DWG-L-5001, RODSTA-LYR-XX-ZZ-DWG-L-5002, RODSTA-LYR-XX-ZZ-DWG-L-5003, RODSTA-LYR-XX-ZZ-DWG-L-8001, RODSTA-MET-ZZ-00-DR-E-6350-S2-P03, RODSTA-MET-ZZ-00-DR-E-6351-S2-P02, RODSTA-MET-ZZ-00-DR-ME-9001-S2-P04 and 900350-002 Rev 3 stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022

RODSTA-BUT-A-00-DP-A-01005-PL2, RODSTA-BUT-A-01-DP-A-01006-PL2, RODSTA-BUT-A-ZZ-DP-A-01007-PL2, RODSTA-BUT-A-R7-DP-A-01013-PL2, ~~RODSTA-BUT-B-00-DP-A-01014-PL2~~, RODSTA-BUT-B-01-DP-A-01015-PL2, RODSTA-BUT-B-02-DP-A-01016-PL2, RODSTA-BUT-B-03-DP-A-01017-PL2, RODSTA-BUT-B-04-DP-A-01018-PL2, RODSTA-BUT-B-R4-DP-A-01019-PL2 stamped as received by the City Council, as Local Planning Authority, on the 10 August 2022
RODSTA-BUT-A-XX-DE-A-01030-PL2, RODSTA-BUT-A-XX-DE-A-01031-PL2, RODSTA-BUT-A-XX-DE-A-01032-PL2, RODSTA-BUT-B-XX-DE-A-01033-PL2, ~~RODSTA-BUT-B-XX-DE-A-01034-PL2~~, RODSTA-BUT-A-XX-DZ-A-01040-PL2, RODSTA-BUT-A-XX-DZ-A-01041-PL2, RODSTA-BUT-B-XX-DZ-A-01042-PL2, RODSTA-BUT-B-XX-DZ-A-01043-PL2, RODSTA-BUT-A-XX-DS-A-01050-PL2, RODSTA-BUT-A-XX-DS-A-01051-PL2, ~~RODSTA-BUT-B-XX-DS-A-01052-PL2~~, RODSTA-BUT-ZZ-00-DZ-A-01056-PL1, RODSTA-BUT-ZZ-ZZ-DS-A-01069-PL2, RODSTA-BUT-ZZ-ZZ-DS-A-01071-PL2, RODSTA-BUT-ZZ-ZZ-DE-A-01073-PL2, RODSTA-BUT-XX-XX-VS-A-01080-PL2 and RODSTA-BUT-XX-XX-VS-A-01081-PL2 stamped as received by the City Council, as Local Planning Authority, on the 19 August 2022

Supporting Documents

~~Internal Daylighting Report (RODSTA-MET-ZZ-XX-RP-DM-9712-S3-P02)~~, Air Quality Assessment (PRO-068835, June 2022), Archaeological Desk-based Assessment (SA/2022/25 Version 2), AVO Strategy Summary (RODSTA-MET-ZZ-XX-RP-ME-9715-S3-P02), Thermal Comfort Report (RODSTA-MET-ZZ-XX-RP-ME-9711-S3-P02), 3D Modelling & Level 2 AVO assessment (22013-M004-E), Façade Design Note (RODSTA-BUT-ZZ-XX-RP-A-01103-PL1), Broadband Connectivity Assessment (Issue 1.0, 07/06/2022), Construction Local Labour Proposal (dated 13 June 2022), ~~Construction Management Plan (dated 13 June 2022)~~, Crime Impact Statement (2022/0141/CIS/01, Version B), Daylight & Sunlight (2118-ep-22-0706(DaySun Report)), Design & Access Statement (RODSTA-BUT-ZZ-XX-RP-A-01100-PL1), Extended Phase One Habitat Survey (Preliminary Ecological Appraisal) (Version 3, 01.06.2022), Tree Bat Roost Survey Report (Version 3, 01.06.2022), Biodiversity Enhancement Measures (Version 3, 01.06.2022), Assessment of Environmental

	Standards Statement (RODSTA-MET-ZZ-XX-RP-Z-9951-P01), External Lighting Assessment (RODSTAMET-XX-XX-RP-E-9102-S2-P02), Flood Risk Assessment and Drainage Strategy (079056-CUR-00-XX-RP-D-92001, V02), Phase 1 Preliminary Risk Assessment (079056-CUR-00-XX-DR-GE-001, V01), Phase II Geo-Environmental Assessment (UK21.5551, Issue 1), Heritage Assessment (RODSTA-BUT-ZZ-XX-RP-A-01101-PL1), Acoustic planning report (22013-R01-C), Transport Statement (RODSTA-HYD-ZZ-00-RP-A-4001-P2), Framework Travel Plan (RODSTA-HYD-ZZ-00-RP-A-05001-P2), Tree Survey and Constraints Report (Version 2, 01.06.2022), Arboricultural Impact Assessment (AIA) (Version 4, 01.06.2022), TV/FM & DAB Reception Survey Report (TBAER063, 12th May 2022), Waste Management Strategy (RODSTA-BUT-ZZ-XX-RPA- 01102-PL1), Planning Statement (Including Statement of Community Involvement and Affordable Housing Statement) (June 2022) and Wind Microclimate Assessment Report (18797, 8 June 2022) stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022 ~~Fire Statement (MA22046, Revision R02, 09/08/2022)~~ stamped as received by the City Council, as Local Planning Authority, on the 10 August 2022 Contaminated land assessment (GEA-22434-22-182) prepared by IDOM, Written Scheme of Investigation (WSI) for an archaeological evaluation, Rodney Street (27.07.22, Version 1) and Response to Highway Comments including construction tracking drawings stamped as received by the City Council, as Local Planning Authority, on the 9 August 2022 Email from Anne Hargreaves "Updated Carbon Emissions" stamped as received by the City Council, as Local Planning Authority, on the 18 August 2022. ~~RODSTA-BUT-ZZ-00-DP-A-01001 PL2, RODSTA-BUT-B-00-DP-A-01014 P05~~ ~~RODSTA-BUT-B-XX-DE-A-01034 P04, RODSTA-BUT-B-XX-DS-A-01052 P04~~ ~~RODSTA-BUT-B-ZZ-SA-A-01091 P02, Design and Access Statement Addendum (dated 09.06.23), Construction Management Plan (dated 13.03.23),~~ ~~Fire Statement (MA22046 - Rev 03, 16.06.23), Internal Daylighting Report (RODSTA-MET-ZZ-XX-RP-DM-9712-S4-P03), stamped as received by the City Council, as Local Planning Authority, on the [date TBC].~~ Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.
8	The development shall be carried out in accordance with the Construction Management Plan ~~(dated 13 June 2022)~~ (dated 13th March 2023) stamped as received by the City Council, as Local Planning Authority, on the ~~20 June 2022~~ [date TBC]. Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended. Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN15, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).
11	The brick for the development hereby approved shall be Wienerberger ~~Blended Red Multi Gilt Stock~~ New Red Multi Gilt Stock.

	Prior to any above ground works, all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining, ventilation/air brick details and a strategy for quality control management. The approved materials shall then be implemented as part of the development. Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.
23	Prior to the first occupation of the development, the siting, scale and appearance of the external cycle and refuse stores for each townhouse shall be submitted for approval in writing by the City Council, as Local Planning Authority. The cycle storage arrangements for apartment buildings A and B shall be carried out in accordance with drawings RODSTA-BUT-A-00-DP-A-01005 - PL2 ~~and RODSTA-BUT-B-00-DP-A-01014 - PL2~~ stamped as received by the City Council, as Local Planning Authority, on the 10 August 2022 ~~and RODSTA-BUT-B-00-DP-A-01014 P05 stamped as received by the City Council, as Local Planning Authority, on the [date TBC].~~ The approved details shall be implemented prior to the first occupation of each building of the development and thereafter retained and maintained in situ. Reason - To ensure there is sufficient cycle parking provision at the development in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

I look forward to hearing that this application has been validated. Please let me know if you have any queries.

Yours sincerely



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For and on behalf of Avison Young (UK) Limited