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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,

Non-Material Amendment 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 a non-material amendment in relation to planning permission 134154/VO/2022 (approved by Manchester City Council on 7th September 2022) as amended by 135846/NMC/2022.

This application is submitted via the planning portal with reference number PP-12244662. A Section 73 variation of conditions application has also been submitted via the planning portal in parallel to this application (ref. PP-12244693).

The non-material change proposed is to amend the description of development as follows:

City Council Development for the erection of two residential apartment buildings (Use Class C3a), one of 8 storeys (68 apartments) and one of 5 storeys (~~50~~ 51 apartments), to form, a total of ~~118~~ 119 residential apartments; and erection of ten, 3 storey townhouses (Use Class C3a); together with car and cycle parking provision, hard and soft landscaping including public realm, access, substation and other associated works.

The proposed change is required to reflect design development which has led to an additional apartment being added to the ground floor of Block B.

All required changes to the approved plans of 134154/VO/2022 (as amended by 135846/NMC/2022) are picked up in the Section 73 application being made in parallel to this one.



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

Yours sincerely

A handwritten signature in dark ink, appearing to read 'K.E. Limbert'. The signature is fluid and cursive, with a long horizontal stroke at the end.

Kate Limbert
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For and on behalf of Avison Young (UK) Limited