

Katarzyna McMaster
16 Old Market Place
Altrincham
WA14 4DD

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

To whom it may concern,

Re: S.96A planning application for non-material amendment to planning permission 125678/FO/2019, at Peelers Yard, Goulden Street, Manchester.

This Covering Letter has been submitted on behalf of the client, Peelers Yard Ltd., to support the submission of an application under Section 96A of the Town and Country Planning Act 1990 (as amended) in order to make a non-material amendment (“NMA”) to planning permission ref: 125678/FO/2019, in order to update the approved description of development attached to the consent. The amendment is required due to change in unit numbers across the development and associated physical changes to the proposal.

The amended proposals are the result of further design development which is considered more suitable from the previous iterations approved and offers a wider diversity of unit types within the development.

Planning permission ref: 125678/FO/2019 was granted on 28 February 2020 for the following:

“Erection of 8-storey residential building (Use Class C3) comprising 73 residential units, with ground floor commercial use (Classes A1, A2, A3, B1 and D1 (excluding Places of Worship)) (205 sqm); alterations to the retained perimeter wall and chimney including the introduction of a light box; disabled car parking, highways, landscaping and other associated works.

Alterations to the retained perimeter wall and chimney structure, including the introduction of a light box and erection of an 8-storey residential building (Use Class C3) comprising 73 residential units, with flexible ground floor commercial use (Use Class A1, A2, A3, A4, A5, B1 and / or D1), associated landscape and other associated works.”

The proposed amended description of development is as follows, with changes in **bold**:

*“Erection of 8-storey residential building (Use Class C3) comprising ~~73~~ **81** residential units, ~~with ground floor commercial use (Classes A1, A2, A3, B1 and D1 (excluding Places of Worship)) (205 sqm);~~ alterations to the retained perimeter wall and chimney including the introduction of a light box; disabled car parking, highways, landscaping and other associated works.*

Alterations to the retained perimeter wall and chimney structure, including the introduction of a light box and erection of an 8-storey residential building (Use Class C3) comprising ~~73~~ 81 residential units, ~~with flexible ground floor commercial use (Use Class A1, A2, A3, A4, A5, B1 and/or D1)~~, associated landscape and other associated works."

The requisite planning application fee (£266.20) has been paid online via the planning portal (PP- 11784106).

The application comprises this covering letter and Site Location Plan, prepared by Tim Groom Architects.

This non material amendment application has been submitted alongside S73 application to vary the approved plans under condition 2 of planning permission ref. 125678/FO/2019, granted on 28th February 2020.

The amendments proposed under the S73 application require the description of development attached to the original permission to be amended. Specifically, this will need to reflect the change in unit numbers proposed across the building, and the omission of ground floor commercial use, both referenced in the existing description.

As a result of the proposed increased number of units within the building, a number of physical changes have also been proposed as part of the updated design. All changes have been presented in detail within the covering letter submitted with the S73 application mentioned above and summarised below for ease:

- Introduction of 8no. units on the ground floor resulting in an increase in residential units from 73 to 81;
- Omission of an area of amenity space, commercial units and a large resident's entrance within the ground floor;
- Extension of duplex apartments at the top floor of the building along Bendix Street;
- Revised elevations within the courtyard and along Chadderton Street;
- Amendments to the Resident's entrance along Goulden Street;
- Revised circulation for the building;
- Revised layout of service spaces;
- Amendments to the openings along Cross Keys Street; and
- Updated number of bike and bin storage.

On the basis of the information submitted, we seek your agreement that the proposed amendments are acceptable and can be dealt with as a non-material amendment.

We trust that you have all the information required to validate the application. Should you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'K. McMaster'.

Katarzyna McMaster
Planner
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