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Planning Department
Manchester City Council
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To whom it may concern,

Re: S.73 planning application to vary the approved plans under condition 2 of application 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 73 of the Town and Country Planning Act 1990 (as amended) to vary the approved plans under condition 2 of planning permission ref: 125678/FO/2019, which granted consent for the:

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 requisite planning application fee (£266.20) has been paid online via the planning portal (PP- 11783899).

The current wording of Condition 2 is:

‘The development hereby approved shall be carried out in accordance with the following drawings and documents: [...]’

The application seeks to amend the previously approved drawings with the updated ones submitted as part of this application. Please see the table below for more details.

	Approved Drawings	Updated Drawings
Location Plan	0321-TGA-XX-00-DR-A-0200-REV P2	0321-TGA-XX-00-DR-A-0200-PA1
Site Plan Existing	0321-TGA-XX-00-DR-A-0201-REV P1	0321-TGA-XX-00-DR-A-0201-PA1

Site Plan Proposed	0321-TGA-XX-00-DR-A-0202-REV P2	0321-TGA-XX-00-DR-A-0202-PA1
Ground Floor Plan	0321-TGA-XX-00-DR-A-0300 REV P3	0321-TGA-XX-00-DR-A-0300 PA2
First Floor Plan	0321-TGA-XX-01-DR-A-0301 REV P3	0321-TGA-XX-01-DR-A-0301 PA2
Second Floor Plan	0321-TGA-XX-02-DR-A-0302 REV P3	0321-TGA-XX-02-DR-A-0302 PA1
Third Floor Plan	0321-TGA-XX-03-DR-A-0303 REV P3	0321-TGA-XX-03-DR-A-0303 PA1
Fourth Floor Plan	0321-TGA-XX-04-DR-A-0304 REV P3	0321-TGA-XX-04-DR-A-0304 PA1
Fifth Floor Plan	0321-TGA-XX-05-DR-A-0305 REV P3	0321-TGA-XX-05-DR-A-0305 PA1
Sixth Floor Plan	0321-TGA-XX-06-DR-A-0306 REV P3	0321-TGA-XX-06-DR-A-0306 PA1
Seventh Floor Plan	0321-TGA-XX-07-DR-A-0307 REV P3	0321-TGA-XX-07-DR-A-0307 PA1
Eight Floor Plan	0321-TGA-XX-08-DR-A-0308 REV P3	0321-TGA-XX-08-DR-A-0308 PA1
Mezzanine Floor Plan	-	0321-TGA-XX-XX-DR-A-0309 PA2
Goulden Street Elevation	0321-TGA-XX-XX-DR-A-0501 REV P3	0321-TGA-XX-XX-DR-A-0501 PA2
Chadderton Street Elevation	0321-TGA-XX-XX-DR-A-0502 REV P3	0321-TGA-XX-XX-DR-A-0502 PA1
Cross Keys Street Elevation	0321-TGA-XX-XX-DR-A-0503 REV P3	0321-TGA-XX-XX-DR-A-0503 PA1
Bendix Street Elevation	0321-TGA-XX-XX-DR-A-0504 REV P3	0321-TGA-XX-XX-DR-A-0504 PA1
Courtyard Elevations - Goulden	-	0321-TGA-XX-XX-DR-A-0505 PA1
Courtyard Elevations - Chadderton	-	0321-TGA-XX-XX-DR-A-0506 PA1
GA Section AA	0321-TGA-XX-XX-DR-A-0401 REV P3	0321-TGA-XX-XX-DR-A-0401-PA1
GA Section BB	0321-TGA-XX-XX-DR-A-0402 REV P3	0321-TGA-XX-XX-DR-A-0402-PA1
GA Section CC	0321-TGA-XX-XX-DR-A-0403 REV P2	0321-TGA-XX-XX-DR-A-0403-PA1
GA Section DD	0321-TGA-XX-XX-DR-A-0404 REV P2	0321-TGA-XX-XX-DR-A-0404-PA1
GA Section EE	0321-TGA-XX-XX-DR-A-0405 REV P2	0321-TGA-XX-XX-DR-A-0405-PA1

Additionally, a Design and Access Statement Addendum, prepared by Tim Groom Architects has also been submitted to support this application, and provide all details of the proposed changes and the reason behind them. A Heritage Assessment Addendum, prepared by Stephen Levrant has also been included to address the proposed works to the Grade II listed Former Police and Ambulance Station.

A review of the current development plan position has been undertaken to inform the application, such that the extant permission was determined against the policies of the current development plan. It is important to highlight that no changes have been made to

the Manchester Local Development Plan since the original decision was issued in February 2020.

Summary of Amendments Proposed

- *Increased number of residential units*

The primary change for the submission is the introduction of 8 units on the ground floor. This takes the number of residential units from 73 units to 81 units with a mix of 36% 1 Bed apartments and 64% 2 Bed apartments.

- *Ground Floor Townhouses*

Previously the project had an area of amenity space, commercial units and a large resident's entrance. In place of these are 8 new mezzanine apartments, 3 facing onto Cross keys street accessed from within the building and 5 facing into the internal courtyard accessed externally. The 5 apartments in the courtyard require dropped access to allow the units a mezzanine floor.

Each apartment introduces mezzanine apartment types at ground level that bring a wider diversity of unit types to the project.

- *Level 7 / Level 8 Duplex Apartments*

Duplex apartments have been extended at the top floor of the building along Bendix Street. This enables a more generous space for these apartments. The communal terrace is retained on the roof with slight area changes.

- *Internal Courtyard Elevations & Chadderton Street Elevation*

With the introduction of new townhouses on Ground floor, the elevations within the courtyard and along Chadderton Street have been revised. The elevations step back from the building footprint above, providing a protected external entrance for residents.

Openings have been added within the internal courtyard to allow light into each mezzanine apartment. These align with the window pattern above to ensure a level of continuity within the facade.

Changes have been made to the base of the Chadderton Street Gable end as a result of the new residential units. The proposed elevation provides a solid base for the aluminium-clad finish, with elements of the existing wall being replicated along the façade.

- *Residents Entrance*

Amendments have been made to the design of the Residents' entrance along Goulden Street. Included is a revised arrangement of transoms and mullions as well as a change in the placement of the building's signage.

- *Ground Floor Circulation Changes*

With the introduction of units on the ground floor, the circulation for the building has been revised to best utilise the space and minimise escape distances. This has included adding an entrance corridor facing into the courtyard and relocating the escape corridor along Bendix Street.

- *Services along Bendix Street*

The layout of service spaces has been revised to improve the use of the spaces. Space for a ground-floor backup generator has also been added to avoid placing it on the roof or within the external courtyard where it might otherwise be seen.

This has led to a slight change in the arrangement of infill panels used along Bendix Street. The design intention is still to replicate the existing ambulance doors along the elevation.

- *Openings along Cross Keys Street*

To maintain consistency with openings at ground level along Cross Keys Street, the openings will make use of the full height of the existing openings. Some elements of the ashlar wall will need to be rebuilt as per the original for this change.

- *Updated number of bike and bin storage*

Following the increased number of residential units, more area for bike and bin stores has been provided. This has led to one additional euro bin being added for bin storage. The proposed internal bike store has space for 74 bikes, with the remaining 7 spaces located within the private terraces of the ground floor courtyard apartments providing 100% cycle provision.

Conclusions

The proposed amendments do not alter the form of the development approved and the outstanding detail will be dealt in line with the proposed time triggers. It has been concluded that the changes will not materially alter the originally approved scheme and are therefore considered to be non-material to its determination.

The proposals will contribute towards the successful delivery of this development, a scheme which is supported by planning policy objectives at national and local levels. Approval of the proposals would therefore support planning and regeneration benefits associated with the Goulden Street development, and the New Cross proposals as a whole.

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,



Katarzyna McMaster
Planner
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Appendix A – Proposed New Condition 2 Wording

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

Drawings

0321-TGA-XX-XX-DR-A-0200 Location Plan PA1
0321-TGA-XX-XX-DR-A-0201 Site Plan Existing PA1
0321-TGA-XX-XX-DR-A-0210 Site Plan Proposed PA1
0321-TGA-XX-00-DR-A-0300 Ground Floor Plan PA2
0321-TGA-XX-01-DR-A-0301 First Floor Plan PA2
0321-TGA-XX-02-DR-A-0302 Second Floor Plan PA1
0321-TGA-XX-03-DR-A-0303 Third Floor Plan PA1
0321-TGA-XX-04-DR-A-0304 Fourth Floor Plan PA1
0321-TGA-XX-05-DR-A-0305 Fifth Floor Plan PA1
0321-TGA-XX-06-DR-A-0306 Sixth Floor Plan PA1
0321-TGA-XX-07-DR-A-0307 Seventh Floor Plan PA1
0321-TGA-XX-08-DR-A-0308 Eighth Floor Plan PA1
0321-TGA-XX-XX-DR-A-0309 Mezzanine Floor Plan PA2
0321-TGA-XX-00-DR-A-0310 Existing Ground Floor Plan REV P1
0321-TGA-XX-00-DR-A-0320 Demolition Ground Floor Plan REV P1
0321-TGA-XX-XX-DR-A-0401 Section AA PA1
0321-TGA-XX-XX-DR-A-0402 Section BB PA1
0321-TGA-XX-XX-DR-A-0403 Section CC PA1
0321-TGA-XX-XX-DR-A-0404 Section DD PA1
0321-TGA-XX-XX-DR-A-0405 Section EE PA1
0321-TGA-XX-XX-DR-A-0501 Goulden St Elevation PA2
0321-TGA-XX-XX-DR-A-0502 Chadderton St Elevation PA1
0321-TGA-XX-XX-DR-A-0503 Cross Keys St Elevation PA1
0321-TGA-XX-XX-DR-A-0504 Bendix St Elevation PA1
0321-TGA-XX-XX-DR-A-0505 PA1 Courtyard Elevations – Goulden
0321-TGA-XX-XX-DR-A-0506 PA1 Courtyard Elevations - Chadderton
0321-TGA-XX-XX-DR-A-0511 Existing Elevation - Goulden St REV P1
0321-TGA-XX-XX-DR-A-0512 Existing Elevation - Chadderton St REV P1
0321-TGA-XX-XX-DR-A-0513 Existing Elevation - Cross Keys St REV P1
0321-TGA-XX-XX-DR-A-0514 Existing Elevation - Bendix St REV P1
0321-TGA-XX-XX-DR-A-0515 Demolition Elevation - Goulden St REV P1
0321-TGA-XX-XX-DR-A-0516 Demolition Elevation - Chadderton St REV P1
0321-TGA-XX-XX-DR-A-0517 Demolition Elevation - Cross Keys St REV P1
0321-TGA-XX-XX-DR-A-0518 Demolition Elevation - Bendix St REV P1
0321-TGA-XX-XX-DR-A-2101 Elevation Study A REV P3
0321-TGA-XX-XX-DR-A-2102 Elevation Study B REV P3
0321-TGA-XX-XX-DR-A-2103 Elevation Study C REV P3
0321-TGA-XX-XX-DR-A-2104 Elevation Study D REV P3
0321-TGA-XX-XX-DR-A-2105 Elevation Study E REV P2
0321-TGA-XX-XX-DR-A-2106 Elevation Study F REV P3
0321-TGA-XX-XX-DR-A-2107 Elevation Study G REV P3
0321-TGA-XX-XX-DR-A-2120 Sample Panel REV /

0321-TGA-XX-XX-DR-A-10000 Bendix Street - Ambulance Doors REV P2
0321-TGA-XX-XX-DR-A-10001 Goulden Street - Police Yard Main Entrance REV P2
0321-TGA-XX-XX-DR-A-10002 Bendix St - Chadderton St - New Block REV P2 stamped as received by the City Council, as Local Planning Authority, on the 24 November 2020
135-LYR-XX-XX-DWG-L-1001, 135-LYR-XX-XX-DWG-L-1002, 135-LYR-XX-XX-DWGL-1002 and 135-LYR-XX-XX-DWG-L-5001 stamped as received by the City Council, as Local Planning Authority, on the 23 December 2019

Supporting information

Ecology report prepared by Penny Anderson stamped as received by the City Council, as Local Planning Authority, on the 27 April 2020
Consultation responses, structural survey and heritage note stamped as received by the City Council, as Local Planning Authority, on the 23 September 2020
Design and access statement prepared by Tim Groom Architects, Air quality report prepared by Wardell Armstrong, Archaeology Assessment prepared by Salford University, Broadband Connectivity Report prepared by Pager Power, Construction Management Plan prepared by Mulbury City, Crime Impact Statement (Version C) prepared by Design for Security, Planning Statement prepared by Deloitte, TV reception report prepared by Pager Power, Ventilation Statement prepared by Future Serv, Wind Micorclimate Report prepared by Urban Microclimate, Landscaping concept statement (ref 136-LYRX-X-XX-RPT-L-0001-00), Noise Assessment prepared by DbX, Daylight and Sunlight report prepared by Grayscanlanhill, Drainage report prepared by Scott Hughes, Phase 1 Geo-Environmental site assessment prepared by e3p, Heritage Assessment prepared by Stephen Levrant and transport assessment (and travel plan) prepared by SK stamped as received by the City Council, as Local Planning Authority, on the 23 December 2019
Section 73 Design and Access Statement Addendum, prepared by Tim Groom Architects and Heritage Assessment Addendum, prepared by Stephen Levrant stamped as received by the City Council, as Local Planning Authority on the 23 December 2022