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**OUR REF:** SAT306/Land at Greenwood Rd, Wythenshawe/NMA Cover Letter/23/12/2022

**YOUR REF:**

**DATE:** 23<sup>rd</sup> December 2022

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

[Sent via the Planning Portal only](#)

**Land at the corner of Greenwood Road And Gladeside Road, Wythenshawe, Manchester, M22 9RA**

Dear David,

SATPLAN LTD, on behalf of Challenger Building Services Ltd, hereby submit a non-material amendment application to Manchester City Council, seeking amendments to planning permission reference 125993/FO/2020. The original full planning permission obtained consent to develop the land at the corner of Greenwood Road and Gladeside Road, Wythenshawe for:

*Erection of a part 2/part 3 storey apartment block to form a total of 40 apartments, with associated landscaping and parking spaces for 30 vehicles and 40 bicycles*

This application comprises of the following as submitted on the Planning Portal (reference PP-11787401):

- Planning application form and ownership certificate;
- Site Location Plan, reference 02-02-001B;
- Previously Approved Proposed Ground Floor Plan, reference 02-03-001H;
- Previously Approved Proposed First Floor Plan, reference 02-03-002E;
- Previously Approved Proposed Second Floor Plan, reference 02-03-003E;
- Previously Approved Proposed Basement Floor Plan, reference 02-03-099G;
- Previously Approved Proposed Elevation- North (Gladeside Road) Plan, reference 02-05-001D;
- Previously Approved Proposed Elevation- West (Greenwood Road) Plan, reference 02-05-002D;



- Previously Approved Proposed Elevation- South Plan, reference 02-05-003D;
- Previously Approved Proposed Elevation- East Plan, reference 02-05-004D;
- Previously Approved Proposed Elevation- Courtyard 01, reference 02-05-005B;
- Previously Approved Proposed Elevation- Courtyard 02, reference 02-05-006B;
- Proposed Ground Floor Plan, reference 02-03-001I;
- Proposed First Floor Plan, reference 02-03-002F;
- Proposed Second Floor Plan, reference 02-03-003F;
- Proposed Basement Floor Plan, reference 02-03-099H;
- Proposed Elevation- North (Gladeside Road) Plan, reference 02-05-001E;
- Proposed Elevation- West (Greenwood Road) Plan, reference 02-05-002E;
- Proposed Elevation- South Plan, reference 02-05-003E;
- Proposed Elevation- East Plan, reference 02-05-004E;
- Proposed Elevation- Courtyard 01, reference 02-05-005C; and
- Proposed Elevation- Courtyard 02, reference 02-05-006C.

The requisite fee for a non-material amendment application of £234.00, has been paid by the Applicant directly through the Planning Portal.

### **The Proposed Amendments**

This application is seeking non-material amendments to the original planning permission. These changes comprise of the following:

- Removal of previously approved the balcony located at the corner of Greenwood Road and Gladeside Road. This change is sought to remove built form from an existing drainage easement;
- Rearrangement of the stair and plant core of the building. This change is sought to create a more efficient and functional layout; and
- Relocation of the bicycle parking from the ground floor to the basement. This change is sought to create a more efficient and functional layout, that will also be more legible for tenants as parking will be focussed in the basement of the building as opposed to spread out throughout the building.

Importantly the character of the development, layout of the apartments, and the position of the building within the Site remain the same. The level of parking for cars and bicycles provided within the Site also remains the same. These changes are therefore considered to constitute a non-material amendment, and by approving them it will secure the deliverability of this scheme, on this long term brownfield site in Wythenshawe.



I trust the information submitted with the application is sufficient for you to register and validate the application expeditiously. However, if there are any immediate queries then please do not hesitate to contact me.

Yours sincerely

Hayley Knight  
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