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26 September 2022

Ref: PP-11559134

Dear Jennifer,

Application for Non-Material Amendment to Prior Approval for Change of Use from Use Class E to Class C3 (ref. 132693/P3MAP/2022) at 501 Barlow Moor Road, Manchester, M21 8AG

Introduction

On behalf of our client Southway Housing Trust (hereafter referred to as 'the applicant'), we have today submitted an application for a non-material amendment to planning permission 132693/P3MAP/2022 under Section 96A of the Town and Country Planning Act.

There is no statutory definition of non-material. The LPA must be satisfied that the amendment sought is non-material, in order to grant an application under Section 96A. Applications made under Section 96A are not applications for planning permission.

This application is supported by a plan reference 478_006B, which shows the Proposed Plans and Elevations. The application has been submitted via the Planning Portal (PP-11559134), and the requisite application fee of £234.00 has been paid online.

The Application

Permission 132693/P3MAP/2022 was issued on 11 March 2022 and granted permission for: '**Prior Approval for change of use from Use Class E (Commercial, Business and Service) to Class C3 (Dwellinghouse)**'.

We note that the Decision Notice does not numerically list the conditions. The conditions are set out in the letter in the order below, so for the purposes of this NMA, we assume they are numbered as follows:

- Condition 1: Approved drawing and documents
- Condition 2: Secure cycle parking
- Condition 3: Acoustic insulation installation and noise verification report

Condition 1 states that:

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

London

Birmingham

Bristol

Manchester

Reading

- *Cover letter dated 13 January 2021*
- *The completed application forms*
- *Site Location Plan (Whiteley Eaves, ref: 478_001_501 001)*
- *Existing Plans and Elevations (Whiteley Eaves, ref: 478_001_501 002)*
- *Proposed Plans and Elevations (Whiteley Eaves, ref: 478_001_501 006)*
- *Planning Statement*

Received 13 January 2022"

This amendment application seeks to substitute the approved plan 'Proposed Plans and Elevations' (Whiteley Eaves, ref: 478_001_501 006) with the revised plan titled 'Proposed Plans and Elevations' (Whiteley Eaves, ref: 478_001_501 006 Rev B).

Proposed Amendments

Section 96A of the Town and Country Planning Act was introduced in 2009 to allow for greater flexibility to amend extant planning permissions without the need to submit a brand new, full application. The removal, modification and addition of planning conditions is allowed for under this procedure.

The proposed amendment seeks to amend Condition 1, through the substitution of the approved 'Proposed Plans and Elevations' drawing. This drawing details the approved proposal, which includes the rebuilding of the frontage and for it to be finished in white render.

The approved front elevation treatment has been revised following further design development carried out by the applicant, and following comments from Manchester City Council that requested that a revised front elevation onto Barlow Moor Road be provided. The information submitted to amend the condition comprises a revised 'Proposed Plans and Elevations' plan, prepared by Whiteley Eaves (ref. 478_001_501 006B).

The updated design affects only the front elevation, and seeks to update the design to reflect a more high quality finish when compared to the approved elevations. The revised elevation will be more in keeping with the adjacent shop frontage, which has a more heritage feel. In summary, a new timber style frontage, with mirror/vinyl privacy screening is proposed, to ensure the frontage is in keeping with the surrounding retail parade.

We summarise the proposed changes below:

- A high quality design treatment that has a more heritage approach in keeping with the Chorlton Village aspirations;
- Use of a heritage colour palette for windows doors, gates and rainwater good on all elevations;
- Enlarged windows at the front, whilst also meeting Building Regulations;
- Choice of design to echo the existing wooden panelling detail to frame the front window treatment;
- Tie in upper floor windows renew to match colour;
- Repaint downpipe and apex timber details and soffits in heritage colour;
- Repaint plinths either side of window in heritage colour; and
- The use of panelling detail to give the impression of larger windows.

Summary and Conclusion

This application seeks approval of a non-material amendments to the approved Prior Approval consent reference 132693/P3MAP/2022.

The proposed amendment seeks to amend Condition 1, through the substitution of the approved 'Proposed Plans and Elevations' drawing. This drawing details the approved proposal, which includes the rebuilding of the frontage and for it to be finished in white render. The approved front elevation treatment has been revised following further design development carried out by the applicant, and following comments from Manchester City Council that requested that a revised front elevation onto Barlow Moor Road be provided. The updated design affects only the front elevation, and seeks to update the design to reflect a more high quality finish when compared to the approved elevations.

The proposed amendments are minor in nature and do not materially alter the approved development, but rather provide a more sympathetic front elevation to Barlow Moor Road in line with the character of the surrounding area. We therefore trust that the Council considers the proposals to reflect non-material amendments and can be dealt with satisfactorily under Section 96A of the Town and Country Planning Act.

We trust the submitted information is acceptable and look forward to progressing the application with you in due course.

Yours sincerely



Euan Connolly
Senior Planner