



COUNTRYSIDE

Places People Love

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

FAO: Sue Wills, Principal Planning Officer

17th August 2022

Dear Sir/Madam,

RE: BELLE VUE STADIUM, KIRKMANSHULME LANE, MANCHESTER, M18 7BD – NON MATERIAL AMENDMENT TO APPLICATION REF: 122160/FO/2018

I write in relation to the above site, to inform that a Section 96A Application (non-material amendment) to vary conditions attached to App Ref: 122160/FO/2018, has today been submitted via the Planning Portal (PP-11344317).

The application comprises the following documents alongside this supporting letter:

- Application Form and Certificates;
- External Works Layout Sheet 1 of 4, Dwg Ref: ELL-18039-B-CS-140-G;
- External Works Layout Sheet 2 of 4, Dwg Ref: ELL-18039-B-CS-141-F;
- External Works Layout Sheet 3 of 4, Dwg Ref: ELL-18039-B-CS-142-D;
- External Works Layout Sheet 4 of 4, Dwg Ref: ELL-18039-B-CS-143-F;
- Cycle Store Detail 1, Dwg Ref: APTD-9101 Rev A; and
- Cycle Store Detail 2, Dwg Ref: APTD-9103 Rev A.

The fee payable for this application amounts to £234.00. Payment of the requisite fee has been made via the Planning Portal.

Proposed Non-Material Amendment

Full planning permission was granted in November 2020 (ref: 122160/FO/2018) for the following development at the above site:

“Proposed residential development comprising erection of 80 no. apartments within 1 no. part 3 part 4 storey block and 1 no. 3 storey block and the erection of 167 no. 2 and 2 1/2 storey dwellings with associated car parking, boundary treatments and landscaping, the creation of new roads and access points off Kirkmanshulme Lane, site remediation and other associated engineering works following the demolition of the existing buildings.”

The approved scheme has been subject to further design review following acquisition of the site and commencement of development. Non-material amendments are now sought, the details of which are summarised below.

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Amendment to Condition 2 (Approved Drawings)

This application seeks to vary the wording of Condition 2 (approved plans) in order to supplement the approved plans submitted as part of this application.

The changes proposed are summarised below:

1. Apartment Block 1 requires the finish floor levels to be raised by 300mm from 63.15 and 63.45 as detailed on the submitted External Works Layout Sheet 1 of 4. This amendment is deemed necessary following an engineering review of foundation design (concrete beams) and a review of existing and proposed levels. In the north-east corner, the apartment block as approved sits below the existing footpath along Kirkmanshulme Lane. Levels will be increased to assist in providing a level pedestrian access into the block.

The following external work drawings have been submitted to address this amendment:

- External Works Layout Sheet 1 of 4, Dwg Ref: ELL-18039-B-CS-140-G;
 - External Works Layout Sheet 2 of 4, Dwg Ref: ELL-18039-B-CS-141-F;
 - External Works Layout Sheet 3 of 4, Dwg Ref: ELL-18039-B-CS-142-D;
 - External Works Layout Sheet 4 of 4, Dwg Ref: ELL-18039-B-CS-143-F
2. At the request of the LPA, the cycle store design has been amended to ensure it is fully enclosed and incorporates a secure access door. The cycle store design, scale and dimensions remain as approved (butterfly stands) and the only change is the addition of access doors and coded locks to the front elevation. There is no change to the provision of cycle parking.

The below detail is submitted to address this amendment and replace the cycle store detail currently approved under condition 2:

- Cycle Store Detail 1, Dwg Ref: APTD-9101 Rev A; and
- Cycle Store Detail 2, Dwg Ref: APTD-9103 Rev A.

No amendments to the wording of condition 10 are considered necessary as a result of the amendments to the cycle store design.

The proposed changes:

- Do not materially amend the scale or quantum of development when considering the scheme as a whole;
- Do not materially change the disposition of plots;
- Do not conflict with Development Plan Policies;
- Would not conflict with any conditions, save for approved plans condition which would be amended through the NMA;
- Would not impact or cause concern to any third party; and
- The changes will not negatively impact upon neighbouring amenity.

As such, the scheme amendments are not considered to be material so as to warrant a new application and we request that these changes be determined under Section 96A of the Town and Country Planning Act 1990 (As Amended).

I trust that you will find this in order and look forward to receiving confirmation that the application has been validated. Should you have any queries regarding the proposed amendments, please do not hesitate to get in contact.



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Yours faithfully,

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