

T8130 Newton Heath

Section 73 Application Summary

T8130OT0004P1

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Section 73 (S73) Application Summary

Application number: 125990/FO/2020

Proposal: Erection of a part 4 (plus ground), part 5 (plus ground) storey building to form 100 residential apartments (Use Class C3a) together with ground floor commercial floorspace (Use Classes A1, A2, A3, B1 and D1) (211 sqm) and erection of 39 two and three storey dwellinghouses (Use Class C3a) along with associated access, landscaping, boundary treatment and car parking.

Location: Land Off Oldham Road (A62), Dulverton Street, Holyoak Street And Droylsden Road, Manchester

Date of application: 21 January 2020

Date of consent: 29 May 2020

Introduction

This document is provided in support of a Section 73 application for the variation of three planning conditions relating to application number 125990/FO/2020 for the redevelopment of the land Off Oldham Road (A62), Dulverton Street, Holyoak Street and Droylsden Road, Manchester, granted condition planning permission on the 29th May 2020

This document describes the variation requested for planning condition 2, 10 and 11

Having undertaken further design development and in discussions with Manchester City Council, the design team have identified a number of minor amendments. To address these minor amendments, we request the variation of Condition 2, 10 and 11 as summarised below. For convenience we have highlighted wording requested to be omitted in ~~red~~ and any new wording in **green**.

A detailed description of the non-material amendments along with associated reasoning is provided in supporting document T8136OT0003P1 Application Summary document

Requested Condition 2 Wording

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

Drawings

T8130 D 0 001 Rev P1, Ref: T8130 D 0 002 Rev P1, ~~T8130 D 0 020 Rev P4~~, T8130 D 0 020 Rev I4, ~~T8130 D 0 030 Rev P4~~, T8130 D 0 030 Rev I2, ~~T8130 D 0 040 Rev P4~~, T8130 D 0 040 Rev I2, ~~T8130 D 0 051 Rev P3~~, ~~T8130 D 0 052 Rev P3~~, ~~T8130 D 0 053 Rev P3~~, T8130 D 0 054 Rev I2, ~~T8130 D 0 251 Rev P3~~, T8130 D 0 251 Rev I1, T8130 D 1 151 Rev P4), T8130 D 1 152 Rev P4, T8130 D 1 251 Rev P3, T8130 D 1 252 Rev P5, T8130 D 1 261 Rev P2), T8130 D 1 262 Rev P1, ~~T8130 D 2 151 Rev P4~~, T8130 D 2 151 Rev I1, ~~T8130 D 2 251 Rev P2~~, T8130 D 2 251 Rev I1, ~~T8130 D 2 252 Rev P4~~, T8130 D 2 252 Rev I1, ~~T8130 D 2 253 Rev P2~~, T8130 D 2 253 Rev I1, ~~T8130 D 4 151 Rev P3~~, T8130 D 4 151 Rev I1, ~~T8130 D 4 251 Rev P3~~, T8130 D 4 251 Rev I1, ~~T8130 D 5 151 Rev P3~~, T8130 D 5 151 Rev I1, ~~T8130 D 5 251 Rev P3~~, T8130 D 5 251 Rev I1, ~~T8130 D 7 151 Rev P3~~, T8130 D 7 151 Rev I1, ~~T8130 D 7 251 Rev P3~~, T8130 D 7 251 Rev I1, T8130 D 10 151 Rev I2, T8130 D 10 251 Rev I2, ~~T8130 VS 0 001 Rev P2~~, T8130 VS 0 001 Rev I2, T8130 VS 0 002 Rev P2, ~~T8130 VS 0 003 Rev P2~~, T8130 VS 0 003 Rev I2, ~~T8130 VS 0 004 Rev P2~~, T8130 VS 0 004 Rev I2, ~~T8130 VS 0 005 Rev P2~~ T8130 VS 0 005 Rev I2 and T8130 VS 0 006 Rev P2) stamped as received by the City Council, as Local Planning Authority, on the ~~29 April 2020~~ **25 October 2022**

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3538 101 Rev D stamped as received by the City Council, as Local Planning Authority, on the 30 April 2020

Supporting information

Pe-construction TV signal impact study prepared by Astbury, Daylight and sunlight report (ref. 1090-SW-20-0115) prepared by GIA, Preliminary Ecology Appraisal prepared by Urban Green (ref. UG390_eco_pea_01) stamped as received by the City Council, as Local Planning Authority, on the 17 January 2020

Transport Assessment prepared by Curtins (ref. 74056-CUR-00-XX-RP-TP-001 V02), Interim Travel Plan (ref. 74056-CUR-00-XX-RP-TP-002 V02), Flood risk assessment and drainage strategy prepared by Curtins (ref. 0 74031-CUR-00-XX-RE-C-92000), phase 1 preliminary risk assessment (ref. 074031-CUR-00-XX-RP-GE-001 Rev V01) and ground investigation report (ref. 074031-CUR-00-XX-RP-GE-002 Revision: V01) prepared by Curtins stamped as received by the City Council, as Local Planning Authority, on the 22 January 2020

Crime Impact Statement (Version A) prepared by Design for Security at Greater Manchester Police and Archaeology report prepared by ARS stamped as received by the City Council, as Local Planning Authority, on the 14 February 2020

Heritage Assessment prepared by Kathryn Sather and Associates, Broadband connectivity survey (SPO-1857), Arboricultural Impact Assessment (ref. UG390_ARB_AIA_01 Rev 02) prepared by Urban Green, Noise impact assessment (ref. 27467/N/A/Rev02) prepared by Hann Tucker stamped as received by the City Council, as Local Planning Authority, on the 27 February 2020

Ventilation strategy report prepared by PSD (ref. CF/CA/1857/VS Issue 1 -dated February 2020), Planning Policy Compliance Statement prepared by Euan Kellie Property Solutions, Air Quality report prepared by Wardell Armstrong stamped as received by the City Council, as Local Planning Authority, on the 28 February 2020

Environmental Statement prepared by PSD (ref. CF/CA/1857_issue 2) stamped as received by the City Council, as Local Planning Authority, on the 6 March 2020

Design and Access Statement (ref. T8130 OT 0001 Rev P5) stamped as received by the City Council, as Local Planning Authority, on the 4 April 2020

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy."

Requested Condition 10 Wording

"10) Notwithstanding drawings T8130 D 1 261 Rev P2, T8130 D 1 262 Rev P1, ~~T8130-D-2-253-Rev-P2~~ stamped as received by the City Council, as Local Planning Authority, on the 29 April 2020 and T8130 D 2 253 Rev I1 stamped as received by the City Council, as Local Planning Authority, on the XX October 2022, prior to any above ground works details of the window reveals and soffits for the apartment building and the dwellings shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt the extent of the window reveals and soffit details shall be as follows:

- Apartment building minimum 200mm; and
- Dwellings minimum ~~182.5 mm~~ 95 mm, soffits – standard lintel.
- ~~-Soffits – brick.~~

The approved window and soffit detail shall be implemented as part of the development.

Reason - In the interest of preserving the architectural detailing on the scheme pursuant to policies EN1 and DM1 of the Manchester Core Strategy (2012)."

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Requested Condition 11 Wording

"11) The boundary treatments shall be carried out in accordance with drawings ~~T8130-D-0-040-Rev-P4~~ T8130 D 0 040 Rev I2 and ~~T8130-D-0-251-Rev-P3~~ T8130 D 0 251 Rev I1 stamped as received by the City Council, as Local Planning Authority, on the ~~29 April 2020~~ XX October 2022. The approved details shall be implemented as part of the development and be in place prior to the first occupation of development.

The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Reason - In the interest of visual amenity and security of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012)."

End of Document.

Revision	Date	Initials	Details	Checked / date
P1	25/10/22	JBT	Issued for Section 73 application	AJL / 25/10/22