



Planning

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Mr Sam Beresford
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Date: 24 October 2022

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 135089/NMC/2022

Description: Non material amendment to planning permission 129076/VO/2021 to enable elevational alterations,

Location: Site Of Former Showcase Cinemas, Hyde Road, Manchester, M12 5AL

I refer to your application for a non-material amendment to planning permission reference 129076/VO/2021.

The revisions to the approved scheme relate to elevational alterations including the updating of the curtain wall arrangement updated to the teaching wing link (opening lights added); the curtain wall arrangement updated to ribbon glazing (main block); the omission of top light louvre panel to plant doors; omission of coloured glazing from main hall; the addition of high level louvres to the sports changing area elevation; updating of the window arrangement to main block gable; omission of glazing to dance studio (main block gable); louvre updated to a window on main block gable; window added to main block gable; escape door omitted from main hall; curtain wall arrangement updated to Sports hall elevation; curtain wall arrangement updated to dining elevation; and window arrangement updated to due to fire requirements (main block rear elevation), and associated wording of condition no.2 to be amended to reference the revised plans .

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

009433 01-XX- DR-L-90-0001 rev.P01 (Site location plan);
009433 00-DR-A-01-0001 rev.P04 (Level 00 GA);
009433 01-DR-A-01-0001 rev.P04 (Level 01 GA);
009433 02-DR-A-01-0001 rev.P04 (Level 02 GA);
009433 03-DR-A-01-0001 rev. P01 (Proposed roof plan);
009433 XX-DR-A-02-0001 rev.P02 (Building elevations sheet 1);
009433 XX-DR-A-03-0001 rev.P01 (General Arrangement Sections Sheet 1);
009433 XX-DR-A-21-0001 rev.P01 (Typical Strip Section and Bay);
009433 XX-DR-A-91-0001 rev.P01 (Aerial perspective);

009433 XX-DR-A-91-0002 rev. P01 (Visuals)
HRS-BDP-EX-00-PL-E-6301 rev.P02 (Lighting Systems Strategy External);
Design and Access Statement January 2021;
Air Quality Assessment January 2021;
Crime Impact Statement Version A : 11th January 2021 ref:2020/0754/CIS/01;
Environmental Standards Statement ref: HRS - BDP-XX-XX- RP-J-0804 January 2021 revision 1;
External Lighting -Planning Statement ref: HRS-BDP-XX-XX-RP-E -0001 rev.P02 dated 08.01.2021;
Planning Statement rev. A ref: 784-B118318 dated 11.01.2021 ;
Statement of Community Involvement January 2021;
Japanese Knotweed removal proposal ref: 13976;
Transport Assessment ref: B118318 Issue 1 January 2021;
Framework Travel Plan ref: B118318 Issue 1 January 2021;
Acoustic Design Strategy report ref: 3001502(REP)U001 rev.P01 December 2020;
Preliminary Ecology Assessment rev.01 January 2021;
Daytime Bat Survey rev.01 - (Preliminary Roost Assessment);
Arboricultural Assessment rev.01 January 2021
Flood Risk Assessment and Outline Drainage Strategy rev.P01 January 2021;
Phase I - Geo-environmental Desk Study ref: Report: 10041634-ARC-XX-XX-RP-ZZ-0002-01-P1DS JUNE 2020 Version 01;
Waste Management Strategy Proforma;
Ventilation and Extract Planning Statement ref: HRS-BDP-XX-XX-RP-M-5701 rev.01 04.01.2021;
Received 11th January 2021

Phase 2 Intrusive Ground Investigation - Land off Hyde Road Ref: 10041634-ARC-XX-XX-RP-ZZ-0005-02-P2GIA dated August 2020 version 02 received 24th February 2021;
Method Statement 001 rev.02 relating to Construction Management received 2nd March 2021;

Plan refs:

009433 01-XX-DR-L-910001 rev.P02 (Proposed site plan);
009433 01-XX-DR-L-910002 rev.P03 (Application boundary);
009433 01-XX-DR-L-910003 rev.P03 (Proposed site area around building);
009433 01-XX-DR-L-910004 rev.P02 (Fencing and security plan);
009433 01-XX-DR-L-910005 rev.P01 (Indicative site sections);
009433 01-XX-DR-L-910006 rev.P02 (Maintenance Strategy and Access);
009433 01-XX-DR-L-910007 rev.P02 (Pedestrian and Vehicular access)
009433 01-XX-DR-L-910008 rev.P02 (Tree retention and removal);
009433 01-XX-DR-L-910009 rev.P02 (Sports and play provision);
009433 01-XX-DR-L-910011 rev.P02 (Winter sports provision);
009433 01-XX-DR-L-910012 rev.P02 (Soft landscaping plan) ;
009433 01-XX-DR-L-910013 rev.P02 (Hard landscaping plan) ;
009433 01-XX-DR-L-910014 rev.P02 (Parking plan) ;

received by email dated 26th March 2021

Email from planning agent clarifying matters in relation to land in the north-west corner of the site 16th April 2021;

Plan ref: 009433 01-XX-DR-L-910010 rev.P03 (Summer sports provision) received 16th April 2021;

Email from planning agent clarifying matters in relation to the proposals providing a total of 95 parking spaces, including 79 standard parking spaces, dated 19th April 2021.

Email from planning agent clarifying numbers of electric vehicle charging points and that the photovoltaic array would no longer form part of the proposed development dated 23rd April 2021.

AS AMENDED by :-

009433 01-00-DR-A-010002 rev.C02 (Level 00 GA);

009433 01-01-DR-A-010002 rev.C02 (Level 01 GA);

009433 01-02-DR-A-010002 rev.C02 (Level 02 GA);

009433 01-XX-DR-A-020001 rev.C02 (Building Elevations - Sheet 1);

Received 11th October 2022

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will have no significant material impact upon the visual amenity of the buildings or on the amenity of any nearby properties.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 129076/VO/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 129076/VO/2021 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

Should you wish to discuss the matter further, please contact Sue Wills using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing