

Technical Support Team

Planning

Manchester City Council

P O Box 532 Town Hall

Manchester

M60 2LA

06.07.22

Dear Sirs,

Re: 134016/NMC /2022

SECTION 73 APPLICATION, MINOR AMENDMENT TO PLANNING PERMISSION REF 126420/FO/2020

Further to your letter of 14th June and subsequent letter of 05th July I have added some revision clouds with reference numbers upon the original site plan drawing Ref BS 1094 04 Rev /. If you compare this drawing with the revised plan submitted for the non-material amendment Ref 1094 04 Rev G and read through the explanation below it should hopefully be possible to see what changes have been made.

In essence the changes were made as the applicant had concerns that HGV's may find exiting the site onto Oldfield Street slightly tight to negotiate. In addition to this the manufacturer of the modular building was changed and so the dimensions of this changed slightly.

The following points refer to the numbered revision clouds coloured on the attached drawing.

1. The boundary wall at the vehicular exit was splayed on an angle, this has now been returned at 90 degrees to allow more space for HGV's to make the left turn onto Oldfield Street.
2. As a result of the splayed wall being moved the main exit gates have been moved to suit being in line with the remainder of the boundary wall to the east. Whilst the site is operational the gates will remain open and there will be a manned security vehicle barrier controlling egress.
3. As a result of the splayed wall being moved the cycle store has been repositioned to the south.
4. As a result of the cycle store being repositioned and also to take into consideration wheelchair access to the new modular building the pedestrian access route across the site has been repositioned.
5. As a result of points 1-4 above car parking space 22 has been omitted (to move this further into the site would have obstructed the HGV turning circle). Evonik do have provision for additional car parking elsewhere on site.
6. The dimensions of the proposed modular building ref A1 have changed slightly. Steps and a wheelchair access ramp have been included on the plan.
7. The pedestrian security gate position has been moved to the opposite side of the modular building.
8. The IBC storage building has been moved further into the site to allow for some steps and for access around the building



Directors

David Baldwin BSc, DipArb, FICES, FRICS, FCI Arb
Brian Mason DipSurv, MRICS, AMICES, FaPS

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We trust that the marked-up drawing and explanation will allow you to determine the changes that have been made as part of the application for a non-material amendment. Please come back to me if you require anything further and I will be happy to help.

Yours sincerely,



Nick White

(Building Surveyor)

Directors

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