

Our Ref: NL / RM / 04C001034
Your Ref: PP-11247444



13 May 2022

Mr Carl Glennon
Planning Officer
Development Management North Manchester City Council
Floor 6 Town Hall Extension
PO Box 532
Manchester
M60 2LA

Dear Carl,

Application for the Variation of Conditions 2, 6, 10, 13, 14, 24 and 25 (under Section 73 of the Town and Country Planning Act 1990) of Planning Permission 128698/FO/2020 to amend the Approved Plans Condition

On behalf of our client, Views (Holding) Limited and further to the recent pre-application meeting on 21st February 2022, please find enclosed an application (PP Ref. PP-11247444) for a minor material amendment to planning permission ref: 128698/FO/2020 granted on 4th February 2022 for the following development:

"Erection of a detached building with a ground floor and four floors above (maximum height of 5 storeys) comprising 39 residential units (Class C3), 8 retail/commercial units (Class E) to the ground floor, formation of a 22-space car park and servicing area accessed via Siddall Street, boundary treatments, waste storage enclosures and landscaping"

At: Vacant Land Bounded By Stockport Road, Swallow Street, Siddall Street And Pennington Street, Manchester.

Variations Sought to 128698/FO/2020

This Section 73 planning application seeks to vary the wording of condition 2 to include the following updated plans:

- Proposed Ground Floor Plan (dwg no. 8048_L00_01 Rev. N);
- Proposed First Floor Plan (dwg no. 8048_L00_02 Rev. L);
- Proposed Second Floor Plan (dwg no. 8048_L00_03 Rev. L);
- Proposed Third Floor Plan (dwg no. 8048_L00_04 Rev. L);
- Building Elevations – Sheet 1 (dwg no. 8048_L00_18 Rev. F);
- Building Elevations – Sheet 2 (dwg no. 8048_L00_19 Rev. F); and
- Proposed Roof Plan (dwg no. 8048_L00_23 Rev. F).

Following the grant of planning permission in February 2022, Views have been focused on moving forward the delivery of the consented scheme. However, as they have progress through this process, a number of challenges and opportunities have been identified.

With rising build and construction costs, it has become clear that the fifth floor is no longer viable. A revised scheme has therefore been drawn up to reflect the post determination changes to the proposal which essentially replans the core and the lower floors to retain the three apartments which were located on the fifth floor, all within the existing footprint of the consented scheme. The revised scheme thus retains the same number and mix of apartments within the footprint of the consented scheme; and all apartments will still meet the NDSS.

The revisions are solely based on deliverability - the site is a brownfield regeneration opportunity which is highly sustainable and will make a positive contribution to the Council's housing needs. The architectural quality of the end product is paramount for Views and the rationalisation of the design and efficiencies of the revised floor layout will allow Views to deliver a high-quality development, including high quality brick selections and a high quality window system.

Taking the above into account, it is proposed to amend the conditions as follows (deleted wording is struck through and new wording is in bold):

Condition 2

~~Proposed Ground Floor Plan Ref: 8048_L00_01 Rev. L~~

~~Proposed First Floor Plan Ref: 8048_L00_02 Rev. G~~

~~Proposed Second Floor Plan Ref: 8048_L00_03 Rev. G~~

~~Proposed Third Floor Plan Ref: 8048_L00_04 Rev. G~~

~~Proposed Fourth Floor Plan Ref: 8048_L00_05 Rev. F~~

Proposed Ground Floor Plan Ref: 8048_L00_01 Rev. M

Proposed First Floor Plan Ref: 8048_L00_02 Rev. H

Proposed Second Floor Plan Ref: 8048_L00_03 Rev. H

Proposed Third Floor Plan Ref: 8048_L00_04 Rev. H

Proposed Fourth Floor Plan Ref: 8048_L00_05 Rev. G

Coloured Ground Floor Ref: 8048_L00_07 Rev. F

Coloured First Floor Ref: 8048_L00_08 Rev. F

Coloured Second Floor Ref: 8048_L00_09 Rev. F

Coloured Third Floor Ref: 8048_L00_10 Rev. F

Coloured Fourth Floor Ref: 8048_L00_11 Rev. F

CGI View 1 Ref: 8048_L00_15 Rev. B

CGI View 2 Ref: 8048_L00_16 Rev. B

CGI View 3 Ref: 8048_L00_17 Rev. B

~~Building Elevations – Sheet 1 Ref: 8048_L00_18 Rev. D~~

~~Building Elevations - Sheet 2 Ref: 8048_L00_19 Rev. D~~

Building Elevations - Sheet 1 Ref: 8048_L00_18 Rev. E

Building Elevations - Sheet 2 Ref: 8048_L00_19 Rev. E

Coloured Building Elevation - Sheet 1 Ref: 8048_L00_20 Rev. C

Coloured Building Elevation - Sheet 2 Ref: 8048_L00_21 Rev. C

~~Proposed Roof Plan Ref: 8048_L00_23 Rev. C~~

Proposed Roof Plan Ref: 8048_L00_23 Rev. D

Coloured Roof Plan Ref: 8048_L00_24 Rev. C

Site Location Plan Ref: 8048_L00_25 Rev. B

CGI View 4 Ref: 8048_L00_26 Rev. A

Boundary Treatment Plan Ref: 8048_L00_28 Rev. A

Topographical Survey Ref: SSL: 20176:200:1:1

Condition 6

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the duplex apartments referenced as Apt.G/1.01 and Apt.G1.02 on drawings ref: ~~Proposed Ground Floor Plan Ref: L(00)01 Rev L~~ **Proposed Ground Floor Plan Ref: 8048_L00_01 Rev. M** and ~~Proposed First Floor Plan Ref: L(00)01 Rev G~~ **Proposed First Floor Plan Ref: 8048_L00_02 Rev. H** shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015 (as amended), The Town and Country Planning (Use Classes) (Amendment) (England) Order 2020 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose of C3(a) not precluding occupation by two unrelated people sharing a property.

Condition 10

Before the occupation of the authorised apartments and notwithstanding the detail of document ref: Air Quality Assessment BWB Ref: MCP2360 and drawing ref: ~~Proposed Ground Floor Plan Ref: 8048_L00_01 Rev. L~~ **Proposed Ground Floor Plan Ref: 8048_L00_01 Rev. M**, a drawing shall be submitted to and approved in writing by the City Council as local planning authority confirming the position of four electrical vehicle (EV) charging points as confirmed in Avison Young letter dated 6 April 2021. The EV charging points shall achieve a charging specification of 7kw/H, installed in accordance with the approved drawing before occupation of the apartments and maintained in situ at all times thereafter.

Condition 13

The authorised development shall be undertaken in accordance with the waste management strategy comprising document and drawing referenced:

~~Proposed Ground Floor Plan Ref: 8048_L00_01 Rev. L~~

Proposed Ground Floor Plan Ref: 8048_L00_01 Rev. M

Design and Access Statement Leach Rhodes Walker LRW_8048_L (00)22 Rev. A - Section 13: Servicing and Refuse

Avison Young Letter Ref: NL/RM/04C001034 dated 6 April 2021 - Response to consultation confirming dimensions of waste storage enclosures and collection arrangements.

These agreed arrangements shall be implemented in full prior to the first occupation of the development and maintained in situ thereafter.

Condition 14

Before the first occupation of the retails / commercial units (Class E) details of the elevational appearance of the bin storage enclosure details as shown on drawing ref: ~~Proposed Ground Floor Plan Ref: 8048_L00_01 Rev. L~~ **Proposed Ground Floor Plan Ref: 8048_L00_01 Rev. M** shall be submitted to and approved in writing by the City Council As local planning authority. The approved details shall be implemented in full prior to the first occupation of the development and maintained in situ thereafter.

Condition 24

Before the occupation of the building, the car parking area shall be surfaced and demarcated and with the details of drawing referenced: ~~Proposed Ground Floor Plan Ref: L(00)01 Rev L~~ **Proposed Ground Floor Plan Ref: 8048_L00_01 Rev. M**. Upon occupation of the building, the car parking area shall be made available for use in accordance with the authorised use only and maintained in situ thereafter.

Condition 25

Cycle storage related to authorised apartments (Class C3) and retail /commercial units Class E as shown on drawing referenced: ~~Proposed Ground Floor Plan Ref: L(00)01 Rev L~~ **Proposed Ground Floor Plan Ref: 8048_L00_01 Rev. M** shall be made available for such purposes upon occupation of the building and maintained in situ thereafter.

Application Submission Documents

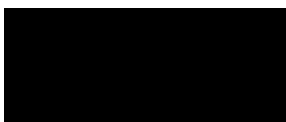
This Section 73 application has been submitted via the Planning Portal (Ref: PP-11247444). A BACs payment for the requisite planning application fee of £266.20 (including £32.20 service fee) has been made directly to the Planning Portal.

Alongside this covering letter, the following plans and documents have been submitted in support of this application:

- Completed application forms;
- Minor Material Amendment DAS prepared by Ollier Smurthwaite Architects (May 2022);
- Proposed Ground Floor Plan (dwg no. 8048_L00_01 Rev. N);
- Proposed First Floor Plan (dwg no. 8048_L00_02 Rev. L);
- Proposed Second Floor Plan (dwg no. 8048_L00_03 Rev. L);
- Proposed Third Floor Plan (dwg no. 8048_L00_04 Rev. L);
- Building Elevations – Sheet 1 (dwg no. 8048_L00_18 Rev. F);
- Building Elevations – Sheet 2 (dwg no. 8048_L00_19 Rev. F);
- Proposed Roof Plan (dwg no. 8048_L00_23 Rev. F)
- Accommodation Area Schedule (ref. 8048_S00_01 Rev. B);
- Daylight, Sunlight and Overshadowing Commentary Addendum prepared by Gray Scanlan Hill (dated 9th May 2022); and
- Noise Addendum Note prepared by Lighthouse Acoustics (dated 5th May 2022).

I trust that the above details are sufficient to validate the application to allow you to progress it towards determination at your earliest convenience. Should you have any questions, please do not hesitate to contact me.

Yours sincerely



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For and on behalf of Avison Young (UK) Limited