Covering Letter

SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PORTAL REF: PP-13788748

Application number: 144173/JO/2025

C4 Projects Ltd. On behalf of Khanjra International Foods Ltd

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SECTION 73 APPLICATION FOR THE VARIATION OF CONDITION 2 (APPROVED PLANS),CONDITION 9 (LANDSCAPING), CONDITION 10 (RETAINED TREES), CONDITION 11 (CAR PARKING), CONDITION 12 (EV Parking) & CONDITION 25 (FENCING) OF PLANNING PERMISSION 140488/JO/2024 FOR THE CONSENTED DEVELOPMENT WITH MINOR CHANGES TO THE LAYOUT OF UNIT 2 AND ITS ASSOCIATED WORKS.

PLANNING APPLICATION REF 140488/JO/2024 DESCRIPTION OF DEVELOPMENT:

"VARIATION OF CONDITIONS 2 (SPECIFIED PLANS), 3 (CMP), 4 (MATERIALS), 5 (GROUND CONDITIONS), 6 (DRAINAGE), 7 (DRAINAGE MAINTENANCE), 9 (LANDSCAPING), 11 (CAR PARKING), 12 (EVC), 13 (CYCLE STORAGE), 14 (AIR QUALITY), 15 (CIS), 16 (ENERGY), 17 (NOISE), 18 (EXTERNAL PLANT), 19 (HGV ROUTING STRATEGY), 20 (WASTE MANAGEMENT), 21 (BIN STORE), 22 (SERVICING), 23 (EXTERNAL LIGHTING), 24 (LIGHTING GLARE), 25 (BOUNDARY TREATMENT), 26 (BIRD NESTING), 27 (BIO DIVERSITY), 28 (LOCAL LABOUR) ATTACHED TO PLANNING PERMISSION REFERENCED 133759/FO/2022 TO ALLOW THE DEVELOPMENT TO BE PHASED, TOGETHER WITH CHANGES TO THE HEIGHT AND LAYOUT OF UNIT 1 AND CHANGES TO ASSOCIATED TO PARKING AND SERVICING, AND LANDSCAPING ARRANGEMENTS."

Similarly, I refer to the following planning application in which the separation of the two units mentioned in the original application is requested, and which has been approved. This application refers to:

ORIGINAL PLANNING APPLICATION REF 133759/FO/2022 DESCRIPTION OF DEVELOPMENT:

"DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF A TWO WAREHOUSE UNITS WITH ANCILLARY OFFICE SPACE (SUI GENERIS USE), WITH ASSOCIATED ACCESS, PARKING, SERVICE YARD AND LANDSCAPING, INCLUDING WORKS TO ROADWAY TO THE EXISTING ADJACENT WAREHOUSE UNIT FROM WITHIN FROM NEW SMITHFIELD MARKET AT THE LAND TO THE NORTH OF LAWTON STREET, NEW SMITHFIELD MARKET, MANCHESTER"

This planning statement has been prepared on behalf of Khanjra International Foods Ltd to support a Section 73 application to vary the conditions as listed above to allow minor alterations to Unit 2 layouts and its associated works within the consented development (Ref.133759/FO/2022) at the land to the north of Lawton Street, New Smithfield Market, Manchester. The original Ref. 133759/FO/2022 was approved on September 5, 2022.

Informal Pre-Application discussions were undertaken with Sue Wills (Manchester City Planning Department), and it was agreed the changes could be made via an S73 application.

The reasoning behind the S73 application is that the applicant requires minor changes to the overall shape and internal layout of the building, to provide both clients and employees with spaces that meet their needs while ensuring their safety within the building in line with building regulations.

To do so, we have been advised by a fire consultant to ensure that the minor changes presented do not constitute arbitrary modifications.

Following this guideline, some considerations have been made to improve the site plan as proposed, aiming to minimize the impact on the previously approved layout. The total number of parking bays remains the same. The customers car park suffered minor changes to accommodate the surrendered area at north of the site. Totem and flagpoles were included next to the sliding gate to give more presence to customers entrance.

The total number of parking bays for staff, located at the service yard, remains unchanged, but their location has been updated to suit the vehicle tracking and area with the new substation, sprinkler water tank and pump station. All parking bays have been updated to be cable enable, as per Appendix IV (Electric vehicle charging - MCC Best practice recommendations), as shown in drawing 24014-C4P-80-S01ZZ-D-A-8003_Site_LPA_Unit 2_Site Plan as Proposed.

In summary Unit 2 will comprise of :

- 12 bays with EV charging points, 8 bays cable enabled (mark C.E on drawings) on the Southern service yard part of the site.
- 4 bays with EV charging points, 9 bays cable enabled (mark C.E on drawings) on the Northern Car park part of the site.

Important to note, the vehicular access into the site from the wider Smithfield Market and local highway network will remain as per the previously consented scheme. Although changes are proposed to the car park and servicing arrangements within the site, safe and efficient access for all users can be provided to and from the site. The proposed change in floorspace will not result in any material changes to the traffic impact of the proposals when compared to the consented proposals.

Regarding the changes to Unit 2, as part of the revised scheme, the northeast staggered façade, shown in the original proposal, has been made parallel to the site boundary line to achieve a more uniform and neater façade.

This footprint amendment allowed for other rooms to be part of the building's operation and logistics, such as plant rooms, a bread room, a pre-packing area, and a veg room.

The service yard south façade has been revised to omit the return on the right-hand side, to suit the new ownership boundary line.

Despite these changes, it is important to note that the previously approved building footprint was 6,861.37 sqm, whereas with the minor modifications, the new footprint now stands at 6,802.3 sqm.

In terms of building appearance, all proposed amendments to Unit 2 are deemed minor in nature and will not result in any other material considerations that weren't covered within the original scheme, where a mix of composite cladding and brick walls are the protagonists.

Based on the above, it can be concluded that the proposed amendments to the development will not result in any major changes compared to what was previously granted permission by Manchester City Council.

The list of following plans has been provided within the application also and will require to be replaced from original application as:

- 24014-C4P-80-S01ZZ-D-A-8001_LPA_Unit 2_Site Location Plan
- 24014-C4P-80-S01ZZ-D-A-8002_LPA_Unit 2_Plan as Existing Constraints
- 24014-C4P-80-S01ZZ-D-A-8003_LPA_Unit 2_Site Plan as Proposed
- 24014-C4P-80-S01ZZ-D-A-8004_LPA_Unit 2_Site Surfaces and Boundary Treatments
- 24014-C4P-80-B0100-D-A-8010_ LPA_Unit 2_Proposed GA Plan_00Ground
- 24014-C4P-80-B0101-D-A-8011_LPA_Unit 2_Proposed GA Plan_01Level
- 24014-C4P-80-B0102-D-A-8012_LPA_Unit 2_Proposed GA Plan_02Level
- 24014-C4P-80-B01RF-D-A-8013_ LPA_Unit 2_Proposed GA Plan_Roof Plan
- 24014-C4P-80-B01XX-D-A-8014_ LPA_Unit 2_Proposed GA Elevations_01
- 24014-C4P-80-B01XX-D-A-8015_ LPA_Unit 2_Proposed GA Elevations_02

Table 1 : Drawings which cover Condition 2

ORIGINAL DRAWING	NEW DRAWING FOR S73
Proposed site plan ref: AS763-03 rev.H	24014-C4P-80-S01ZZ-D-A-8003_LPA_Unit 2_Site Plan as Proposed
Landscape Masterplan ref: 49068 101 rev. A received 12th May 2022	GAV0011025 - P1 - Khanjra - Landscape proposals
Unit 2 GA Building plan ref: AS 763-07 rev.C (notwithstanding to any annotated reference to Cash and Carry use)	24014-C4P-80-B0100-D-A-8010_ LPA_Unit 2_Proposed GA Plan_00Ground
Unit 2 Office Area plans ref: AS763-08 rev.D received 3rd August 2022	24014-C4P-80-B0101-D-A-8011_LPA_Unit 2_Proposed GA Plan_01Level 24014-C4P-80-B0102-D-A-8012_LPA_Unit 2_Proposed GA Plan_02Level
Unit 2 GA Roof plan AS 763-09 rev.A	24014-C4P-80-B01RF-D-A-8013_ LPA_Unit 2_Proposed GA Plan_Roof Plan
Unit 2 GA elevations ref: AS 763-010 rev.B	24014-C4P-80-B01XX-D-A-8014_ LPA_Unit 2_Proposed GA Elevations_01 24014-C4P-80-B01XX-D-A-8015_ LPA_Unit 2_Proposed GA Elevations_02