

Claire Booth  
Senior Planning Officer  
Development Management  
3 Knowsley Place  
Duke Street  
Bury  
BL9 0EJ

Our Ref: 0176  
Your Ref: PP: 13397013

Date: 2<sup>nd</sup> October 2024

Dear Claire,

**Prestwich Town Centre Masterplan: Non Material Amendment to Planning Permission  
Reference: 70449**

On Behalf of our client The Prestwich Regeneration LLP ('the Applicant'), we enclose an application to make a non-material amendment under Section 96A of the Town and Country Planning Act 1990 to planning permission reference: 70449 at Longfield Shopping Centre/Car Park and Adjoining Land at Bury New Road, Rectory Lane and Fairfax Road.

This non material amendment application comprises the following:

- This covering letter;
- Completed application forms,
- NMA Supporting Booklet; and
- Amended drawings (detailed below).

The application has been submitted electronically via the planning portal (PP ref: 13397013). The required application fee of £363.00 (including £70 administration fee has been paid directly through the Planning Portal.

**Background**

Hybrid planning permission (ref: 70449) was granted at the Planning Control Committee on the 23<sup>rd</sup> July 2024 for the following development at the site:

*"Hybrid Planning Application constituting EIA Development comprising: Full application for demolition of existing buildings/structures and erection of phased mixed use development including Community Hub with flexible uses of library, offices, medical/health services (Classes F1 (a-f), F2(b), E(c), E(e), E(g)) & retail uses (Classes E(a), E(b) F2(a)) & Sui Generis (hot food takeaway & bar), new Market Hall (Classes E(a), E(b) & Sui Generis (hot food takeaway and bar)), Commercial Building with flexible uses including retail, offices, gymnasium (Classes E(a), E(b), E(c), E(d), E(g),*

*F2(a), Travel Hub with car parking & cycle parking (Sui Generis), public square & realm, associated landscaping, car parking provision, cycle storage & associated works; and, Part Outline application (all matters reserved) - mixed use development of residential (Class C3), flexible commercial, business, service, local community & learning uses (Classes E, F) & Sui Generis (hot food takeaway & bar), engineering works to Rectory Lane, new public realm, associated landscaping, car parking provision, cycle storage & associated works”*

A summary of the changes which this non material amendment seeks is provided below.

### Proposed Non Material Amendment

| Approved plan name           | Approved plan reference  | Revised plan name                      | Revised plan reference     |
|------------------------------|--------------------------|----------------------------------------|----------------------------|
| GA plan – Ground floor       | 207-JMA-G-00-DR-A-022400 | GA plan – Ground floor                 | 17300-JMA-P1-00-D-A-022400 |
| GA plan – Typical ramp floor | 207-JMA-G-01-DR-A-022401 | GA plan – Typical ramp floor           | 17300-JMA-P1-01-D-A-022401 |
| GA plan – Roof               | 207-JMA-G-RF-DR-A-022410 | GA plan – Roof                         | 17300-JMA-P1-RF-D-A-022410 |
| GA elevations                | 207-JMA-G-XX-DR-A-042400 | GA elevations                          | 17300-JMA-P1-XX-D-A-042400 |
| GA elevations & GA section   | 207-JMA-G-XX-DR-A-042401 | GA elevations & GA section             | 17300-JMA-P1-XX-D-A-042401 |
| Study bay 1                  | 207-JMA-G-XX-DR-A-104401 | Study bay 1 – Fairfax Road elevation   | 17300-JMA-P1-XX-D-A-104401 |
| Study bay 2                  | 207-JMA-G-XX-DR-A-104402 | Study bay 2 – Highfield Road elevation | 17300-JMA-P1-XX-D-A-104402 |

### Summary of Changes

The proposed changes to the approved drawings have been driven by detailed design development and the desire to achieve a better architectural finish to the Travel Hub. The proposed changes are detailed below:

- **Lift overrun to Fairfax Road elevation** – to accommodate clear height needed for accessible parking bays at ground level based on guidance BS 8300, leading to all adjusted upper floor levels. Despite this the cladding height has been maintained. The lift overrun height set behind the cladding, however, has increased by +415mm. The lift overrun has been set away from the façade to mitigate the visual impact.
- **Stair core height on rear elevation facing Highfield Place** – as a consequence of the clear height needed for accessible parking bays at ground level based on guidance BS 8300, the rear stair core height has increased slightly in footprint and height by +130mm.
- **Elevation facing toward Our Lady of Grace / west** – brick parapet height reduced by -200mm.
- **Brick detailing/motive** – the brick motive to the west and north facing facades has been developed creating a diamond pattern formed by recessed header brickwork that follows the language of the metal cladding on Fairfax Road elevation. The diamond motif is borrowed from the circular window and religious star to the neighbouring church hall.

- **Metal cladding towards Fairfax Road** – the extent of this cladding has been adjusted to the ground and sides to correspond to the architectural design of the brick façade described above.

I trust that the submitted information is acceptable to you, and that this submission will enable the timely validation of the application. Should you have any queries relating to the above, please do not hesitate to contact me on my details below.

With kind regards,



**Chris Sinton**  
**Director, Regeneration & Commercial**  
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**For and on behalf of Asteer Planning LLP**