



Planning

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Mr David Bates
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77 Dale Street
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Date: 13 August 2021

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: 131143/NMC/2021

Description: Non-Material Amendments to application ref no 116450/FO/2017/C1 as amended: 126191/NMC/2020 to amend the setting out of the stairs and ramp between Block 6 and 9.

Location: Plot 5&6 Former BBC Site , Oxford Road, Manchester, M60 7HB

I refer to your application for a non-material amendment to planning permission reference 116450/FO/2017.

Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development

The proposed amendments are as a result of further investigations of below ground services which have resulted in conflicts resulting from the need to maintain that access meaning the wall cannot be built to the setting out previously agreed. The design team have reviewed this issue and the favourable solution would be to push the wall towards Block 5&6 by 600mm. This would increase the size of the ramp at Block 9 whilst reducing the width of the stairs along block 5&6 without having any impact upon access into the site. All gradients would remain unchanged and the only change is the width of the level approach which would still exceed the 1.5m required under Part M regulations.

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 116450/FO/2017. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 116450/FO/2017 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

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

(a) PL1502-1B2-P-001-02 (Planning Application Boundary), 1808.02/PA/1000/X (Site Location Plan) and 1808.02/PA/1001/B (Illustrative Site Plan)

(b) 1808.02/PA/2001/X, 1808.02/PA/2002/D, 1808.02/PA/2003/E, 1808.02/PA/2004/C, 1808.02/PA/2005/C, 1808.02/PA/2006/B, 1808.02/PA/2007/D, 1808.02/PA/2008/B, 1808.02/PA/2009/B, 1808.02/PA/2010/A, 1808.02/PA/2700/A and 1808.02/PA/2701/A

(c) 1808.02/PA/2804/B, 1808.02/PA/2805/B, 1808.02/PA/2806/C and 1808.02/PA/2807/B

(d) Cladding details 1808.02/PA/3100/A, 1808.02/PA/3102/A and 1808.02/PA/3104/B , 1808.02/PA/3107/A, 1808.02/PA/3108/A, 1808.02/PA/3120/A , 1808.02/PA/3130/B and 1808.02/PA/3131/A (Roof Level Bay Study).

(e) Landscaping CSAL-PLA-ZT-XX-DR-L-0001-Masterplan Plots 5&6-C08, CSAL-PLA-ZT-XX-DR-L-0101-Surface Finishes Plots 5 & 6-C07, CSAL-PLA-ZT-XX-DR-L-0103-External Walls-C06, CSAL-PLA-ZT-XX-DR-L-0104-External Steps-C06, CSAL-PLA-ZT-XX-DR-L-0105-Edgings-C06, CSAL-PLA-ZT-XX-DR-L-0201-Softworks - Trees- C06, CSAL-PLA-ZT-XX-DR-L-0202-Softworks - Lawn_Shrub_Hedge-C06, CSAL-PLA-ZT-XX-DR-L-0203-Soils and Tree Pits- C06, CSAL-PLA-ZT-XX-DR-L-0301-Levels and Drainage-C08 and CSAL-PLA-ZT-XX-DR-L-0401-Furniture General Arrangement-C09.

(f) Mitigation measures as set out in the Flood Risk Assessment (FRa) from Curtings Consulting (Ref ICMA0040/FRA/P1B dated 15th January 2016

(g) Recommendations contained in Crookes Walker Consulting Energy Strategy Statement dated 04-05-2017 and Sustainable Assessments Ltd Environmental Standards Statement dated 24-04-2017 to enable compliance the achievement of a reduction of 19% and hence compliance with the MCC's Policy EN6;

(h) Recommendations in sections 3.3 and 4 of the Crime Impact Assessment Version A dated 14-01-16 ;

(i) Surface Water Drainage Strategy by Curtins, Dwg MA1420-70-00-04 Rev A, SuDS Technical Note prepared by Curtins; Surface Water Drainage Management during Construction prepared by Sisk; attenuation zone for Phase 1B also shown on Building 5&6 Drainage Layout (referenced DR-D-70-500).

(j) Wind Mitigation Measures as set out in BMT Fluid Mechanics Wind Microclimate Study 14th July 2017;

(k) NATS letter dated 07-07-17 (No radar mitigation scheme is required), MAG e-mail dated 30-06-17 based on Aviation Lighting Report
Prepared for: Ridge and Partners LLP Circle Square Affinity Living June 2017 by Pager Power;

(l) Piling Risk Assessment by Curtains Ltd dated May 2017;

(m) Air Quality Mitigation measures set out in Circle Square (Former BBC Site) Buildings 5 and 6 Planning Submission Ventilation Strategy Statement Revision 3 and dwgs 1275-SK05- Rev P2, SK06- Rev P26, SK07- Rev P2, SK08- Rev P2, SK08- Rev P2, SK09- Rev P2, SK10- Rev P2, SK12- Rev P2 and SK13- Rev P2.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP 1, CC3, H1, H8, CC5 , CC6 , CC7, CC9 , CC10, T1, T2 , EN1, EN2 , EN3 , EN6 , EN 8, EN9, EN11, EN14, EN15, EN 16 , EN17, EN18, EN19, DM 1 and PA1 saved Unitary Development Plan policies DC18.1 DC19.1 , DC20 and DC26.1.

Should you wish to discuss the matter further, please contact Angela Leckie using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing