

Dave Roscoe & Angela Leckie
Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester, M60 2LA

Project
Portugal Street East, The Fairfax
10.05.22

Dear Dave Roscoe & Angela Leckie,

Re Portugal Street Street East, 121099/FO/2018

We are writing with regards to the above development. The application was approved on 16th March 2021 and the particulars of the development remain as per the approval. Following a set of detailed presentations and meeting with Dave Roscoe, our client, Olympian have instructed us to submit a non-material amendment for your consideration which represents the conclusions from this dialogue.

This application is to read in conjunction with the Design Justification Schedule dated 03.05.22 which illustrate and explain all the proposed amendments and includes a new set of drawings which are to replace the consented drawings. This information has been uploaded to the planning portal. An application fee of £266.20 is also to be provided. The reference for this application is PP-11232835.

Olympian have instructed a design team & a contractor (RG Group) to produce the technical design. Jon Matthews Architects are the executive Architect for the development.

Since going through the technical design process, several amendments were proposed and these amendments represent a fully developed package upon which construction is to progress. The proposed amendments as aforementioned were in response to three drivers which are explained in further detail in the design justification schedule:

1. Changes in regulations since the development was submitted, most notably fire safety.
2. Change in construction methodology (partly as a response to the above item) including improved buildability, to suit procurement or improve viability.
3. Technical design development.

There have been several very constructive meetings, most recently on the 8th February 2022. In that meeting an agreement was reached that the proposed amendments when viewed in their totality, retained the design quality of the consented development, and the appropriate planning procedure to deal with some minor changes was to submit a non-material amendment for your consideration.

Further information and physical samples relating to the façade will be submitted for approval as agreed in due course to discharge Planning Condition 3 (external details) including details relating to window profiles.

I would be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact me or my colleague Jon Matthews.

Your faithfully,

A handwritten signature in black ink, appearing to read 'Matt Hayward', with a stylized, sweeping underline.

Matt Hayward

On behalf of Jon Matthews Architects