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16 March 2022

Dear Sir or Madam,

NON-MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION (APPLICATION REFERENCE: 130580/FO/2021)

2 HARDMAN STREET, MANCHESTER, M3 3HF

Jones Lang LaSalle ('JLL') have been instructed by HANSAINVEST Hanseatische Investment GmbH ('the Applicant') to submit a Non-Material Amendment following the grant of planning permission (ref: 130580/FO/2021) for 'External works to two entrances of 2 Hardman Street including the installation of a light box' which was approved 1 September 2021.

In addition to this cover letter, this application comprises of the following documents:

- Application form;
- Plans for Approval:
 - Proposed Plan & Elevations - Sheet 1 (ref: 1198-PL-PR-01 Rev E)
 - Existing & Proposed Building cross-section & Fixing details (ref: 1198-PL-PR-04 Rev B)
- Plans for Information Only:
 - Location Plan
 - Proposed Plan & Elevations - Sheet 1 (ref: 1198-PL-PR-01 Rev D)
 - Existing & Proposed Building cross-section & Fixing details (ref: 1198-PL-PR-04 Rev A)

The application has been submitted today via Planning Portal (ref: PP-11097809) and the fee of £234.00 has been paid to Manchester City Council.

In compliance with article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, notice has been served on the landowners of the site.

Alterations

A Non-Material Amendment is sought to deal with three proposed minor alterations relating to planning permission ref: 130580/FO/2021. These are as follows:

1. Depth of lightbox increased from 75mm to 123mm
2. Aluminium trays (which house the lightboxes) to now be fixed directly to existing soffit cladding panels.
3. Minor technical revision to lighting required to replace 6000K light sheet with 12v 4000k LED lights.

The proposed alterations are detailed below.

1. A slight increase in the depth of the lightbox units is proposed, from 75mm to 123mm.

The depth of the lightbox is shown as 75mm on approved drawings ref: 1198-PL-PR-01 Rev D and ref: 1198-PL-PR-04 Rev A. It is proposed that the depth is increased from 75mm to 123mm. This is required as

it will ensure that the depth of the lightbox is in line with the depth of the existing building soffit panels and will help improve the spread of light. Please note that the design and specification will remain the same as the approved.

- Drawing ref: 11198-PL-PR-01 Rev E (Proposed Plan & Elevations – Sheet) and ref: 1198-PL-PR-04 Rev B (Existing & Proposed Building cross-section & Fixing details) show the increase in the depth of the proposed lightbox.

2. A slight revision is required to the fixing details.

The fixing detail shown on approved drawings ref: 1198-PL-PR-01 Rev D and ref: 1198-PL-PR-04 Rev A, comprised the removal of the existing soffit cladding panels and the suspension of the lightboxes from brackets. It is proposed that the aluminium trays (which house the lightboxes) are now to be screwed into the existing soffit cladding panels. This approach is required because the existing soffit cladding panels cannot be removed without causing damage to the building and therefore, they will be utilised and screwed into for support. Please note, if the light boxes were ever to be removed the panels could be filled and resprayed to make good.

- Drawing ref: 1198-PL-PR-04 Rev B (Existing & Proposed Building cross-section & Fixing details) shows the update to the fixing.

3. A minor technical revision is proposed to the lighting to provide an output with a lower luminance level and a more even spread of light.

A 6000k light sheet is shown on approved drawings ref: 1198-PL-PR-01 Rev D and ref: 1198-PL-PR-04 Rev A. Calculations have shown that the 6000k light sheet would generate a luminance level of 357 cd/m² and would therefore not comply with Condition 3 of application ref: 130580/FO/2021, which states that *‘the luminance levels of the lightbox hereby approved shall not exceed 300cd/m²’*.

To improve the spread of light and reduce the luminance level, individual 12v 4000k LED lights are now proposed, instead of the 6000k light sheet. The luminance levels of the proposed 12v 4000k LED lights have been calculated at approximately 260 cd/m², which is in accordance with Condition 3 of application ref: 130580/FO/2021.

- Drawing ref: 11198-PL-PR-01 Rev E (Proposed Plan & Elevations – Sheet) and ref: 1198-PL-PR-04 Rev B (Existing & Proposed Building cross-section & Fixing details) show the update to the lighting.

The proposed plans submitted in support of this application and the superseded plans are set out in the table below:

Superseded Plans (for information only)	Proposed Plans (for approval)
Proposed Plan & Elevations - Sheet 1 (ref: 1198-PL-PR-01 Rev D)	Proposed Plan & Elevations - Sheet 1 (ref: 1198-PL-PR-01 Rev E)
Existing & Proposed Building cross-section & Fixing details (ref: 1198-PL-PR-04 Rev A)	Existing & Proposed Building cross-section & Fixing details (ref: 1198-PL-PR-04 Rev B)

Conclusion

The update to the fixing detail has been discussed with the Case Officer prior to submission and it was agreed that the update could be dealt with through a Non-Material Amendment.

The proposed revisions are considered minor in nature and can be considered 'non-material' given the overall scale of development approved. They are not considered to affect the principle of development and thus remain in compliance with the Development Plan and NPPF. It is therefore considered that the revisions can be approved by way of this submitted non-material amendment application.

If you require any further information, please do not hesitate to contact me

Yours Faithfully,

A handwritten signature in black ink that reads "yblack". The signature is written in a cursive, lowercase style.

Yvette Black

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