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Manchester City Council
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Manchester, M3 4LZ
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25 October 2021

Ref: PP-10320280

Dear Sir/Madam

Non-material Amendment – Planning Application 125295/AOH/2019
Printworks, Withy Grove, Manchester, M4 2BS
On behalf of DTZ Investors

On behalf of our client, DTZ Investors, we have today submitted an application for a non-material amendment to planning permission 125295/AOH/2019 under Section 96A of the Town and Country Planning Act.

The application is supported by the following documents:

1. This cover letter;
2. The completed application forms;
3. PWM-CDA-01-ZZ-DR-A-PL(1002) revision P2 - 'Proposed Ground Floor Plan'
4. PWM-CDA-01-ZZ-DR-A-PL(1003) revision P3 - 'Proposed First Floor Plan'
5. PWM-CDA-01-ZZ-DR-A-PL(1010) revision P2 - 'Proposed Roof Plan'
6. PWM-CDA-01-ZZ-DR-A-PL(1013) revision P3 - 'Level 00 Existing Corporation Street Entrance Plan'
7. PWM-CDA-01-ZZ-DR-A-PL(1020) revision P7 - 'Proposed Elevation Dantzic and Balloon Street'
8. PWM-CDA-01-ZZ-DR-A-PL(1022) revision P6 - 'Proposed Elevation Withy Grove and Corporation Street'
9. PWM-CDA-01-ZZ-DR-A-PL(1023) revision P4 - 'Proposed Elevation Corporation Street Entrance'
10. PWM-CDA-01-ZZ-DR-A-PL(1035) revision P4 - 'Proposed Sections Dantzic Street and Withy Grove Entrances'
11. PWM-CDA-01-ZZ-DR-A-PL(1036) revision P3 - 'Proposed Corporation Street Elevations/Sections'
12. PWM-CDA-01-ZZ-DR-A-PL(1037) revision P4 - 'Proposed Dantzic Street Section A-A, B-B and C-C', and
13. PWM-CDA-01-ZZ-DR-A-PL(1038) revision P5 - 'Proposed Signage Elevations'.

The application has been submitted via the Planning Portal (PP-10320280), and the requisite application fee of £234.00 has been paid online.

London

Birmingham

Manchester

Reading

An application to discharge Condition 8 on permission 125295/AOH/2019 (PP-10320297) has been submitted alongside this application.

The Application

Planning permission 125295/AOH/2019 was issued on 25th November 2019 and granted permission for: **'Proposed LED screens and signage'**.

This application proposes to amend Condition 2 of permission 125295/AOH/2019 in order to substitute the following approved plans:

- PL(1002) revision P1 - 'Proposed Ground Floor Plan'
- PL(1003) revision P1 - 'Proposed First Floor Plan'
- PL(1010) revision P1 - 'Proposed Roof Plan'
- PL(1013) revision P1 - 'Level 00 Existing Corporation Street Entrance Plan'
- PL(1020) revision P1 - 'Proposed Elevation Dantzic and Balloon Street'
- PL(1022) revision P1 - 'Proposed Elevation Withy Grove and Corporation Street'
- PL(1023) revision P1 - 'Proposed Elevation Corporation Street Entrance'
- PL(1035) revision P2 - 'Proposed Sections Dantzic Street and Withy Grove Entrances'
- PL(1036) revision P2 - 'Proposed Corporation Street Elevations/Sections'
- PL(1037) revision P2 - 'Proposed Dantzic Street Section A-A, B-B and C-C'; and
- PL(1038) revision P3 - 'Proposed Signage Elevations'

With the following updated plans:

- PWM-CDA-01-ZZ-DR-A-PL(1002) revision P3 - 'Proposed Ground Floor Plan'
- PWM-CDA-01-ZZ-DR-A-PL(1003) revision P3 - 'Proposed First Floor Plan'
- PWM-CDA-01-ZZ-DR-A-PL(1010) revision P2 - 'Proposed Roof Plan'
- PWM-CDA-01-ZZ-DR-A-PL(1013) revision P3 - 'Level 00 Existing Corporation Street Entrance Plan'
- PWM-CDA-01-ZZ-DR-A-PL(1020) revision P7 - 'Proposed Elevation Dantzic and Balloon Street'
- PWM-CDA-01-ZZ-DR-A-PL(1022) revision P6 - 'Proposed Elevation Withy Grove and Corporation Street'
- PWM-CDA-01-ZZ-DR-A-PL(1023) revision P4 - 'Proposed Elevation Corporation Street Entrance'
- PWM-CDA-01-ZZ-DR-A-PL(1035) revision P4 - 'Proposed Sections Dantzic Street and Withy Grove Entrances'
- PWM-CDA-01-ZZ-DR-A-PL(1036) revision P3 - 'Proposed Corporation Street Elevations/Sections'
- PWM-CDA-01-ZZ-DR-A-PL(1037) revision P4 - 'Proposed Dantzic Street Section A-A, B-B and C-C', and
- PWM-CDA-01-ZZ-DR-A-PL(1038) revision P5 - 'Proposed Signage Elevations'.

Proposed Amendments

Section 96A of the Town and Country Planning Act was introduced in 2009 to allow for greater flexibility to amend extant planning permissions without the need to submit a brand new, full application. The removal, modification and addition of planning conditions is allowed for under this procedure.

In finalising the Signage Strategy submitted to discharge Condition 8 on permission 125295/AOH/2019 (the application has been submitted concurrently under Planning Portal reference PP-xxx) it has become necessary to review the approved elevational drawings, particularly to update the locations of some of the signage. As such, we are seeking a series of non-material amendments to the approved consent to ensure that the approved drawings correspond with the submitted Signage Strategy.

We summarise the proposed changes below:

- The high level 'Adventure Golf' signage has been removed, illuminated landlord signage has been altered and moved to a high level at both ends of the street, high level tenant signage is replaced at Dantzic St / Balloon St corner and matching included at the left hand of elevation.
- Relocation of the feature lighting totem at the Corporation Street entrance facing the Co-op and Nuffield Health frontages.
- The LED screen above the Withy Grove entrance has been updated and the corners of the screen will be squared off rather than rounded.
- Applied graphic extent shown for back-of-house areas of shopfronts and fascia signs, corner signs and projecting signs are shown.
- The changes on the proposed Withy Grove and Corporation Street elevation include the provision of the graphic extent shown for back-of-house areas of shopfronts and window signs and projecting signs.
- The frameless LED screen on the main elevation on Withy Grove has been replaced with a part-framed screen of the same size.
- The changes on the proposed Corporation Street Entrance elevation are minor and comprise a new entrance screen to the Nuffield Health lift lobby.

Summary and Conclusion

This application seeks approval of a series of non-material amendments to the approved advertisement consent reference 125295/AOH/2019.

In finalising the Signage Strategy submitted to discharge Condition 8 on permission 125295/AOH/2019 (the application has been submitted concurrently under Planning Portal reference PP-10320297) it has become necessary to review the approved elevation drawings, particularly to update the locations of some of the signage. As such, we are seeking a series of non-material amendments to the approved consent to ensure that the approved drawings correspond with the submitted Signage Strategy.

The proposed amendments are minor in nature and do not materially alter the approved development. We therefore trust that the Council considers the proposals to reflect non-material amendments and can be dealt with satisfactorily under Section 96A of the Town and Country Planning Act.

We trust the submitted information is acceptable and look forward to progressing the application with you in due course.

Yours faithfully,



Heather Lindley-Clapp
Director