

15 December 2021

Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

FAO: Robert Griffin

Dear Rob,

**Planning Permission 129109/JO/2021: The Hut Group Headquarters
Non-Material Amendment Application**

Please find enclosed an application for a non-material amendment to Planning Permission Ref: 129109/JO/2021 (approved 23 April 2021), in accordance with Section 96(a) of the Town and Country Planning Act 1990 (as amended). The Applicant is Airport City LP.

The description of development on the decision notice is as follows:

“Variation of condition number 3 (specified plans) from planning approval reference 121270/OO/2018 to allow amendments to the approved scheme including: Elevational Changes comprising the use of an anodized aluminium mesh on the external elevations; changes to doors and signage; introduction of Photo-voltaics to rooftop plant screen areas; amendments to the previously approved landscaping scheme; introduction of a drop-off point on the western elevation of the office element; and, amendments to enable future phases of the approved development to be brought forward comprising changes to: the staircase to the east of the office building; the curtain walling of eastern façade of the office building; the eastern façade of the Multi-storey car park; and the inclusion of a standby back-up generator to the Multi-storey car park”

For clarity, the description of development for parent permission (PP Ref. 121270/OO/2018) is as follows:

“Outline application with all matters to be considered for development comprising: The erection of a 6 storey building comprising 26,803 sqm gross office floorspace (use class B1(a)) and erection of a 6 storey multi-storey car park to provide 1,147 parking spaces, landscaping and public realm, with vehicular access onto Enterprise Way and associated works (Phase 1); and, Outline application with all matters reserved for 39,673 sq. m gross office space (use class B1(a)) and associated car parking (maximum 832 spaces) (Phases 2 and 3)”

Background

The Hut Group (THG), is an international giant in e-commerce and distribution who are one of the UK's largest private companies. THG is committed to making Airport City its global operational headquarters, THQ. THQ will set a new benchmark as one of the world's most notably enticing destinations to drive business, great lives and ambitious outcomes. Once complete, the project has the ambition and scope to

accommodate 10,000 employees.

Proposed Non-Material Amendments

The proposed amendments reflect the further design work that has been undertaken to ensure the proposals are delivered to the highest standard and reflect the continued growth and aspirations of THG. These changes reflect THGs ambitions to deliver the proposal in a more sustainable manner. As such the PVs have been reviewed in depth to ensure that they are at the optimum angles to maximise green energy.

There are minor amendments to the façade to account for internal arrangements and there no longer being a need for a car drop off point.

The details of these amendments are set out in the Report (THG01_A005) prepared by BDP. These are summarised as follows:

North Elevation

- Removal of concierge drop off point and canopy;
- Change escape door to recessed type;
- Re-profile of parapet behind mesh to head of escape stair;
- Change in angle of PV cells.

West Elevation

- Removal of concierge drop off point and canopy;
- HV transformer room doors omitted;
- Re-profile of parapet behind mesh to head of escape door;
- Change in angle of PV cells.

East Elevation

- Change in angle of PV cells.

South Elevation

- Change in angle of PV cells.

Landscaping

- Removal of the drop off point
- Variation in height of the hedge within the garden
- Variation of the shape of the boundary within the garden

The proposed amendment to the approved drawings is outlined in Table 1. The same amendments would apply in the fall-back position for the facade treatment. On this basis both sets of drawings have been updated.

Table 1

<i>Approved Drawing References</i>	<i>Updated Drawing Reference</i>
<i>THQ-BDP-01-00-DR-A-EF_70_30-0001-P04 - GA Elevations - North</i>	<i>THQ-BDP-01-00-DR-A-EF_70_30-0001-P05 - GA Elevations</i>
<i>THQ-BDP-01-00-DR-A-EF_70_30-002_P03 - GA Elevations</i>	<i>THQ-BDP-01-00-DR-A-EF_70_30-0002-P04 - GA Elevations</i>
<i>THQ-BDP-01-00-DR-A-EF_70_30-003_P04 - GA Elevations</i>	<i>THQ-BDP-01-00-DR-A-EF_70_30-0003-P05 - GA Elevations</i>
<i>THQ-BDP-01-00-DR-A-EF_70_30-004_P03- GA Elevations</i>	<i>THQ-BDP-01-00-DR-A-EF_70_30-0004-P04 - GA Elevations Phase 1 Proposed Context Elevations</i>
<i>THQ-BDP-01-00-DR-A-EF_70_60-0001_P07 - GA Plan Ground Floor</i>	<i>THQ-BDP-01-00-DR-A-EF_70_60-0001-P08 - GA Plan - Ground Floor</i>
<i>THQ-BDP-01-00-DR-A-EF_70_60-0002_P06 - GA Plan First Floor</i>	<i>THQ-BDP-01-00-DR-A-EF_70_60-0002-P07 - GA Plan - First Floor</i>
<i>THQ-BDP-01-00-DR-A-EF_70_60-0006_P06 - GA Plan Roof level</i>	<i>THQ-BDP-01-00-DR-A-EF_70_60-0006-P07 - GA Plan - Roof Level</i>
<i>THQ-BDP-01-00-DR-A-EF_70_60-0007_P05 - GA Plan Roof Plan</i>	<i>THQ-BDP-01-00-DR-A-EF_70_60-0007-P06 - GA Plan - Roof Plan</i>
<i>THQ-BDP-01-00-DR-A-EF_70_60-0010_P03 - GA Ground Floor in Context</i>	<i>THQ-BDP-01-00-DR-A-EF_70_60-0010-P04 - GA Plan - Ground Floor in Context</i>
<i>THQ-BDP-01-00-DR-A-EF_70_80-0001_P05 - GA Sections long section AA</i>	<i>THQ-BDP-01-00-DR-A-EF_70_80-0001-P06 - GA Sections</i>
<i>THQ-BDP-01-00-DR-A-EF_70_80-0002_P05 - GA Sections short section CC&DD</i>	<i>THQ-BDP-01-00-DR-A-EF_70_80-0002-P06 - GA Sections</i>
<i>THQ-BDP-01-00-DR-A-EF_70_80-0003_P04 - GA Sections</i>	<i>THQ-BDP-01-00-DR-A-EF_70_80-0003-P05 - GA Sections</i>
<i>1827-EXA-00-00-DR-L-100-Rev C - General Arrangement</i>	<i>HIVE-BDP-01-00-DR-A-EF_70_30-9001-P02 - GA Elevations North Elevation</i>
<i>HIVE-BDP-01-00-DR-A-EF_70_30-9001 - GA Elevations North Elevation</i>	<i>HIVE-BDP-01-00-DR-A-EF_70_30-9002-P02 - GA Elevations South Elevation</i>
<i>HIVE-BDP-01-00-DR-A-EF_70_30-9002 - GA Elevations South Elevation</i>	<i>HIVE-BDP-01-00-DR-A-EF_70_30-9003-P02 - GA Elevations East & West Elevation</i>

<i>Approved Drawing References</i>	<i>Updated Drawing Reference</i>
<i>HIVE-BDP-01-00-DR-A-EF_70_30-9003 - GA Elevations East & West Elevation</i>	<i>HIVE-BDP-01-00-DR-A-EF_70_30-9004-P02 - GA Elevations Phase 1 Proposed Context Elevations</i>
<i>HIVE-BDP-01-00-DR-A-EF_70_30-9004 - GA Elevations Phase 1 Proposed Context Elevations</i>	<i>HIVE-BDP-01-00-DR-A-EF_70_60-9001-P02 - GA Plan - Ground Floor</i>
<i>HIVE-BDP-01-00-DR-A-EF_70_60-9001 - GA Plan - Ground Floor</i>	<i>HIVE-BDP-01-00-DR-A-EF_70_60-9002-P02 - GA Plan - First Floor</i>
<i>HIVE-BDP-01-00-DR-A-EF_70_60-9002 - GA Plan - First Floor</i>	<i>HIVE-BDP-01-00-DR-A-EF_70_60-9006-P02 - GA Plan - Roof Level</i>
<i>HIVE-BDP-01-00-DR-A-EF_70_60-9006 - GA Plan - Roof Level</i>	<i>HIVE-BDP-01-00-DR-A-EF_70_60-9007-P02 - GA Plan - Roof Plan</i>
<i>HIVE-BDP-01-00-DR-A-EF_70_60-9007 - GA Plan - Roof Plan</i>	<i>HIVE-BDP-01-00-DR-A-EF_70_80-9001-P02 - GA Sections Section A-A / Section B-B</i>
<i>HIVE-BDP-01-00-DR-A-EF_70_80-9001 - GA Sections Section A-A / Section B-B</i>	<i>HIVE-BDP-01-00-DR-A-EF_70_80-9002-P02 - GA Sections Section C-C / Section D-D</i>
<i>HIVE-BDP-01-00-DR-A-EF_70_80-9002 - GA Sections Section C-C / Section D-D</i>	<i>HIVE-BDP-01-00-DR-A-EF_70_80-9003-P02 - GA Sections Proposed Site Sections</i>
<i>HIVE-BDP-01-00-DR-A-EF_70_80-9003 - GA Sections Proposed Site Sections</i>	<i>1827-EXA-00-00-DR-L-100 rev D- general arrangement</i>
<i>1827-EXA-00-00-DR-L-100-Rev C - General Arrangement</i>	<i>1827-EXA-00-00-DR-L-100 - general arrangement</i>

Summary of Amendments Proposed

The proposed amendments do not alter the form of the development approved. It has been concluded that the changes will not materially alter the planning permission or the originally approved scheme and are therefore considered to be non-material to its determination.

The proposals will contribute towards the successful delivery of this development, a scheme which is supported by planning policy objectives at national and local levels. Approval of the proposals would therefore support planning and regeneration benefits associated with the Airport City North Development.

Application Documentation

The Application is supported by:

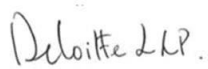
- Application Form and requisite planning fee;
- Report (THG01_A005) and

- Items as set out in Table 1 above.

On the basis of the information submitted, we seek your agreement that the proposed amendments are acceptable and can be dealt with as a non-material amendment.

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 Frances Hampson (+44 161 455 6766 / fhampson@deloitte.co.uk).

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP." The signature is written in a cursive, slightly stylized font.

Deloitte LLP