

stephenson hamilton risley
STUDIO

3 riverside mews
4 commercial street
manchester, M15 4RQ
(registered office)
www.shr.studio
email@shr.studio
0161 832 0244

Lucy Harrison

Senior Planner
Planning Department
Manchester City Council
Floor 6, Town Hall Extension,
PO Box 532,
Town Hall Manchester
M60 2LA

Our ref: mds/7410-db20211124-ltr.docx
Date: 24th November 2021

Dear Lucy,

re: NON-MATERIAL AMENDMENT UNDER SECTION 96(A) OF THE TOWN AND COUNTRY PLANNING ACT (1990) TO CONDITION 18 ('WASTE'), and 23 ('CYCLE PARKING'), OF PLANNING PERMISSION REF. 119265/FO/2018 AT 55 PORTLAND STREET, MANCHESTER.

I am writing to you on behalf of our client Property Alliance Group ('the Applicant') who are seeking planning consent for a Non-Material Amendment under Section 96(a) of the Town and Country Planning Act (1990) relating to Condition 18 ('waste'), and 23 ('cycle parking') of planning application reference 119265/FO/2018 (original application) which was granted on 4 July 2018. The original planning application permitted the following development at 55 Portland Street:

"Construction of a building of ground floor (including mezzanines) plus 16 upper storeys comprising a new hotel (Use Class C1), with ancillary uses at ground floor (bar, restaurant and public area, business suite), together with associated landscaping, servicing, cycle parking, and other associated works".

The proposed non-material amendments are made under Section 96(A) of the Town and Country Planning Act (1990) which states:

"A local planning authority in England may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material. The power conferred may be exercised only on an application made by or on behalf of a person with an interest in the land to which the planning permission relates."

The Proposal

The proposed Non-Material Amendments comprise internal modifications which are summarised in the table below, alongside the reasoning for each of the amendments.

directors
keith hamilton
ba hons grad dip arch arb riba
justin risley
ba hons dip arch arb riba

associate partner
john boardman
ba hons arch dip arch arb riba

founding partner
roger stephenson OBE FRIBA
barch hons arb friba

stephenson hamilton risley STUDIO Ltd
registered in england
no. 8324071

Amendment	Reasoning
ITEM 01 Condition 18. Revised refuse store internal layout and waste management strategy. The proposed waste management strategy is compliant with BS5906:2005.	- The refuse store has been further developed at stage 4 detail design. Revised dimensions and internal layout for coordination purposes with the design team and hotel operator requirements. - New dedicated washing facilities into the refuse room. - Refuse room and waste management strategy has been further developed with the hotel operator.
ITEM 02 Condition 23. Revised cycle parking strategy. In order to promote sustainable travel to and from the site, a minimum of 33 cycle parking spaces will be provided in the basement store area and ground floor cycle store. The rooms will be managed through the hotel Operation's Team who on behalf of the guest will sign in and take and return the cycles to and from the secure rooms as access to them is managed through the hotel door access control. Given the location of the cycle spaces, staff and guests will be sure that their bicycles are secure as they cannot be accessed by the general public. The proposed cycle provision will be in accordance with the Manchester City Centre cycle parking standards, outlined within the 2012-2027 Core Strategy document for Manchester City Centre.	- The 2 tier cycle racks proposed as part of the planning consent could not be fitted in the proposed cycle store at ground floor level. The store only allows for 15no cycle spaces, being the remaining 18no spaces to be provided in the basement store area. - Cycle parking strategy has been further developed with the hotel operator.

Amendment

This application seeks to amend Condition 18 and 23 of application 119265/FO/2018 as follows:

Amendment to:

- 7410-al(05)010 P02 (proposed basement floor plan);
- 7410-al(05)011-01 P03 (proposed ground floor plan);
- 7410-al(05)200-P03 (proposed refuse strategy);
- 55 Portland Street Waste Management Strategy- Rev 02
- 7410-55 Portland Street- MCC waste proforma

Superseded by:

- 7410-al(05)010 P05 (proposed basement floor plan);
- 7410-al(05)011-01-P06 (proposed ground floor plan);
- 7410-al(05)200-P04 (proposed refuse strategy);
- 55 Portland Street Waste Management Strategy- Rev 03
- 7410-55 Portland Street- MCC waste proforma- Rev 01

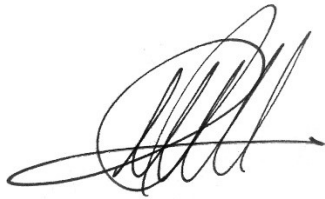
This application is supported by:

- This covering letter;
- Calyton Hotel- Proposed Management Strategy for the Storage of Cycles
- Application drawings including:
 - o 7410-al(05)201-P01__ proposed refuse strategy comparison - planning approved drawings / proposed NMA

I trust the information provided within this submission is sufficient to validate and determine the application.

Please do not hesitate to contact me or my colleague Justin Risley if you have any queries.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Marta Diego-Sainz', with a long horizontal flourish extending to the right.

Marta Diego-Sainz
Associate
stephenson hamilton risley STUDIO Ltd.