

3 November 2021

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

F.O.A Robert Griffin

Dear Rob

Application for a Non-Material Amendment to Planning Permission ref: 121323/FO/2018

Please find enclosed an application for a non-material amendment to Planning Permission Ref: 121323/FO/2018 (approved 20 December 2018), in accordance with Section 96(a) of the Town and Country Planning Act 1990 (as amended). The Applicant is Airport City LP.

The Planning Permission relates to:

“Erection of: two 6 storey office buildings (Class B1(a) comprising 8,567 sqm of net internal floorspace in Plot E2 and 8,581 sqm of net internal floorspace in Plot E3) and ground floor commercial space (Class A1,A2,A3,A4,A5, B1(a) or D1 (excluding Places of Worship) uses only; 9 storey multi-storey car park (1,497 spaces) including 1,812 sqm of ground floor commercial space (Class A1-A5, B1(a) or D1 (excluding Places of Worship) uses only), pedestrian and vehicular access arrangements, temporary (5 years) surface level car parking (202 spaces) and associated infrastructure works including brook diversion and landscaping”

Background

As part of the ongoing design process for the Proposed Development, there have been ongoing discussions within the project team in relation to Conditions 5 and 12 to the planning permission (ref. 121323/FO/2018). As currently drafted, these conditions are not fully aligned with the project programme and the availability of technical details. This application is therefore submitted with a view to amending the wording accordingly and to facilitate the phased implementation of the permission.

The rationale and details of the proposed amended wording is set out below:

Proposed Non-Material Amendments

Condition 5 – Glint and Glare Assessment

“Each phase of development identified on the approved phasing plan shall not progress above ground floor slab ~~No development shall take place until a Glint and Glare Assessment has been carried out and submitted to the City Council as local planning authority. If the results of the assessment indicate the development would create a hazard to the safe operation at Manchester Airport the development shall not commence unless and until mitigation measures are submitted and approved in writing by the City Council as local planning authority. The development shall be subsequently carried out in accordance with the agreed mitigation measures details.~~

The project timescales have now altered, therefore it is necessary to alter the trigger point of the condition wording to be reflective of the projected programme trajectory and align with the programme of Plot E2 whereby the full technical details are required for a permanent end-use.

Condition 12 – Ventilation

“Each phase of development identified on the approved phasing plan shall not progress above ground floor slab ~~Within three months of the commencement of development (or phase thereof) until a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.”~~

The project timescales have now altered, therefore it is necessary to alter the trigger point of the condition wording to be reflective of the projected programme trajectory and align with the programme of Plot E2 whereby the full technical details are required for a permanent end-use.

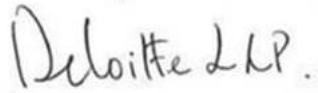
Summary of Amendments Proposed

The proposed amendments do not alter the form of the development approved and will be dealt with appropriately as each phase of the development progresses. It has been concluded that the change will not materially alter the originally approved scheme and is therefore considered to be non-material to its determination.

This amendments will facilitate the implementation of the permission and bring forward this key site in line with a refined construction programme. Overall, the proposals will contribute towards the successful delivery of this first phase of Airport City North, 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 Airport City proposals as a whole.

Please contact Frances Hampson (0161 455 6766 / fhampson@deloitte.co.uk) if you have any questions or require any further information

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP." The signature is written in a cursive, flowing style.

Deloitte LLP