

Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Mrs Heather Lindley-Clapp
Nexus Planning
Eastgate
2 Castle Street
Manchester
M34LZ

Date: 9 November 2021

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 132026/NMC/2021

Description: Non material amendment application to Condition 2 attached to planning permission 125294/FO/2019 to allow for minor amendments to the proposed elevations

Location: Printworks , Withy Grove, Manchester, M4 2BS

I refer to your application for a non-material amendment to planning permission reference 125294/FO/2019.

Following an assessment of the details submitted, it is hereby confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed amendments would not have a material impact upon the previously approved scheme, would not adversely affect visual or residential amenity within the area, would not have a material impact upon the overall quality of the development, and there are no material planning considerations to indicate otherwise.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 125294/FO/2019. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 125294/FO/2019 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Existing Site Plan references:

- PL(0002) revision P1 - 'Existing Ground Floor Plan'
- PL(0003) revision P1 - 'Existing First Floor Plan'
- PL(0010) revision P1 - 'Existing Roof Plan'

-PL(0013) revision P1 - 'Level 00 Existing Corporation Street Entrance Plan'
Stamped as received by the Local Planning Authority on 28 October 2019.

Existing Elevations references:

-PL(0020) revision P1 - 'Existing Elevation Dantzic and Balloon Street'
-PL(0022) revision P1 - 'Existing Elevation Withy Grove and Corporation Street'
-PL(0023) revision P1 - 'Existing Elevation Corporation Street Entrance'
-PL(0035) revision P1 - 'Existing Sections Dantzic Street and Withy Grove Entrances'
Stamped as received by the Local Planning Authority on 28 October 2019.

CGI's, produced by CDA, references:

-PL(1040) - '3D Viz, Dantzic Street, Arndale'
-PL(1041) - '3D Viz, Dantzic Street, Shudehill'
-PL(1043) - '3D Viz, Corp Street, Entrance'
-PL(1044) - '3D Viz, Corp Street, Vic Station'
-PL(1045) - '3D Viz, Withy Grove, Exchange Square'
-PL(1046) - '3D Viz, Withy Grove, Entrance'
- the Atelier - Heritage Statement ref:1842, dated October 2019
- the Nexus Planning Statement
- the Cundall - Printworks Lighting Concept document
- the Design and Access Statement
Stamped as received by the Local Planning Authority on 28 October 2019.

Proposed Drawings referenced:

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'

Stamped as received by the Local Planning Authority on 25 October 2021.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy, and saved policy DC18.1.

Should you wish to discuss the matter further, please contact Eve Woolstencroft using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing