

10th August 2021

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

FAO Tony Mitchell

Dear Tony,

**Planning Permission 128667/JO/2020: New Victoria; Corporation Street
Non-Material Amendment Application**

Please find enclosed an application for a non-material amendment to Planning Permission Ref: 128667/JO/2020 (approved 19th March 2021), in accordance with Section 96(a) of the Town and Country Planning Act 1990 (as amended). The Applicant is Muse Developments Ltd.

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

"Variation of condition 2 (specified plans) attached to previously approved planning application 111777/FO/2016/C1 to allow for changes to the approved plans to include formation of a new enclosed amenity use bridge link between the two approved residential buildings at upper ground floor level only, together with roof top amenity space/terrace on top of new bridge link."

Background

Planning permission was granted in September 2016 for two residential buildings containing 520 apartments and one office building comprising 11,647sq.m office accommodation, as well as ground floor commercial space, landscaping, car parking and other associated works (Ref: 111777/FO/2016/C1). This permission was subsequently superseded by application ref: 128667/JO/2020 allowing amendments to the approved plans to introduce a new link bridge between the residential buildings.

The residential phase of the development is currently under construction.

Proposed Amendments

Muse is proposing to install a concrete relieving slab underground and immediately above the River Irk culvert at a pinch point between the two proposed residential buildings on site in order to provide protection and betterment to the culvert.

The installation of the slab will safeguard the culvert in relation to a minor impact identified as a consequence of the residential development in relation to a very small amount of wind derived lateral loading on the structure of the building.

The addition of the slab does not affect the car parking, landscaping scheme, or any other part of the development above ground at this location.

Details of the proposed slab are provided in drawing reference: VIC-AJP-04-ZZ-DR-S-SK101 submitted with this application.

Summary of Non-Material Amendment

The proposed amendments do not alter the form of the development approved and the outstanding detail will be dealt in line with the proposed time triggers. It has been concluded that the changes will not materially alter 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 New Victoria Development.

Application Documentation

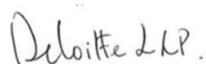
The Application is supported by:

- Application Form (ref. PP-10114794);
- Drawing reference VIC-AJP-04-ZZ-DR-S-SK101 prepared by Sheppard Robson
- Application Fee of £234.

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 Ellen Sanderson Clark (+44 113 292 1119 / esandersonclark@deloitte.co.uk).

Yours sincerely



Deloitte LLP