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21 September 2021

EP ref: 20-588

Caroline Payne
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Dear Ms Booth

Re: Planning Portal reference: PP-10012494
Land off Oldham Street and Spear Street, Manchester

Please find enclosed a Section 73 application seeking the variation of conditions 1 (Approved Drawings), 15 (Window Drip Detail), 18 (Travel Plan) and 21 (Photovoltaic Cells) attached to planning permission 126531/JO/2020 approved on 18 November 2020 at the above site.

The application is submitted with the following:

- Application form
- Location plan
- Drawing Schedule
- Typical Window Drip Detail (OSM-FEA-ZZ-ZZ-PL-A-0002 Rev P2)
- Photovoltaic cells details
- Travel Plan prepared by WYG Transport
- Addendum to the Design and Access Statement

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Block A

- Block A Bin Store, drawing ref: OSM-FEA-BA-L1-PL-A-0004 Rev P1
- Basement plan, drawing ref: OSM-FEA-BA-L1-DP-A-2208 Rev P5
- Level 00 - ground floor plan, drawing ref: OSM-FEA-BA-00-DP-A-2200 Rev P5
- Level 01 – first floor and sedum roof plan, drawing ref: OSM-FEA-BA-01-DP-A-2201 Rev P4
- Level 02 – second floor, drawing ref: OSM-FEA-BA-02-DP-A-2202 Rev P4
- Level 03 – third floor, drawing ref: OSM-FEA-BA-03-DP-A-2203 Rev P4
- Level 04 – fourth floor plan, drawing ref: OSM-FEA-BA-04-DP-A-2204 Rev P4
- Level 05 – fifth floor and roof plan, drawing ref: OSM-FEA-BA-05-DP-A-2205 Rev P4
- Level 06 – sixth floor and roof plan, drawing ref: OSM-FEA-BA-06-DP-A-2206 Rev P4
- Level 07 – seventh floor, drawing ref: OSM-FEA-BA-07-DP-A-2207 Rev P4
- Level R1 – roof plan, drawing ref: OSM-FEA-BA-R1-DP-A-2209 Rev P4
- Oldham Street elevation plan, drawing ref: OSM-FEA-BA-XX-DE-A-3700 Rev P3
- Warwick Street elevation plan, drawing ref: OSM-FEA-BA-XX-DE-A-3702 Rev P3
- Spear Street elevation plan, drawing ref: OSM-FEA-BA-XX-DE-A-3701 Rev P3
- Sectional 1, drawing ref: OSM-FEA-BA-XX-DE-A-3703 Rev P3
- Sectional 2, drawing ref: OSM-FEA-BA-XX-DE-A-3704 Rev P3

Block B

- Basement plan, drawing ref: OSM-FEA-BB-L1-DP-A-2206 Rev P4
- Level 00 - ground floor plan, drawing ref: OSM-FEA-BB-00-DP-A-2200 Rev P5
- Level 01 – first floor plan, drawing ref: OSM-FEA-BB-01-DP-A-2201 Rev P8
- Level 02 – second floor plan, drawing ref: OSM-FEA-BB-02-DP-A-2202 Rev P8
- Level 03 – third floor, drawing ref: OSM-FEA-BB-03-DP-A-2203 Rev P8
- Level 04 – fourth floor plan, drawing ref: OSM-FEA-BB-04-DP-A-2204 Rev P8
- Level R1 – roof and plant/PV plan, drawing ref: OSM-FEA-BB-R1-DP-A-2205 Rev P6
- Spear Street elevation plan, drawing ref: OSM-FEA-BB-XX-DE-A-3701 Rev P3
- Bradley Street elevation plan, drawing ref: OSM-FEA-BB-XX-DE-A-3703 Rev P3
- Warwick Street elevation plan, drawing ref: OSM-FEA-BB-XX-DE-A-3702 Rev P4
- Houldsworth Street elevation plan, drawing ref: OSM-FEA-BB-XX-DE-A-3702 Rev P4

Condition 1 of planning permission 126531/JO/2020 states that the development shall be carried out in accordance with the approved drawings as listed on the decision notice.

During the preparation of working drawings, a number of very minor changes have been made to ensure that necessary performance criteria and technical compliance are satisfied. There have been changes to technical compliance since planning permission was granted and therefore

variations have been required. The architects have made the necessary changes whilst ensuring the design intent of the original scheme can be achieved.

The proposed amendments are set out in detail in the schedule of changes prepared by Franklin Ellis Architects. In summary, the proposed amendments are as follows:

- Juliette Balconies amended from Structural Glass to Steel with finish to be RAL 9005.
- Car Park amended to include two panels of brickwork on the Bradley Street elevation.
- Sub-Station door size reduced.
- Entrance door added to Block A commercial unit.
- External door added to Block B Ground Floor.
- Block A Level 5 amended from 4 No. 1 Beds to 2 No. 3 Beds.
- Block A Bin Store arrangement has been updated.
- Internal arrangement updates to Block A and B basements.

As a result of these necessary amendments, condition 1 is therefore proposed to be re-worded as follows:

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

The drawings referenced:

L(--)307 rev -, 696-SK-001, 696-SK-002, 696-SK-003, 696-SK-004 stamped as received by the City Council as local planning authority on 11th September 2015.

A(21)001 rev -, A(21)002 rev -, A(21)003 rev - stamped as received by the City Council as local planning authority on 12th October 2015.

SK001 stamped as received by the City Council as local planning authority on 11th November 2015

L(sk)002 rev - stamped as received by the City Council as local planning authority on 20th January 2016

L(--)901 rev A stamped as received by the City Council as local planning authority on 11th February 2016

L(SK)005 rev - stamped as received by the City Council as local planning authority on 3rd March 2016

DE 001 Rev P01 and DR 001 Rev P01 received by the City Council as local planning authority on 11th June 2016

KEM-AB-DR-A(90)02 Rev A and KEM-AB-DR-A(90)03 Rev received by the City Council as local planning authority on 1st June 2018

OLD17-WRI-BB-00-DR-A-(22) 03 received by the City Council as local planning authority on 11 June 2018

OLD17-WRI-BB-00-DR-A-(72)04 and OLD17-WRI-AB-00-DR-A(27)01 Rev A received by the City Council as local planning authority on 2 October 2019

OSM-FEA-BA-L1-DP-A-2208 Rev P5, OSM-FEA-BA-00-DP-A-2200 Rev P5, OSM-FEA-BA-01-DP-A-2201 Rev P4, OSM-FEA-BA-02-DP-A-2202 Rev P4, OSM-FEA-BA-03-DP-A-2203 Rev P4, OSM-FEA-BA-04-DP-A-2204 Rev P4, OSM-FEA-BA-05-DP-A-2205 Rev P4, OSM-FEA-BA-06-DP-A-2206 Rev P4, OSM-FEA-BA-07-DP-A-2207 Rev P4, OSM-FEA-BA-R1-DP-A-2209 Rev P4, OSM-FEA-BA-XX-DE-A-3700 Rev P3, OSM-FEA-BA-XX-DE-A-3702 Rev P3, OSM-FEA-BB-XX-DE-A-3702 Rev P4, OSM-

FEA-BA-XX-DE-A-3701 Rev P3, OSM-FEA-BA-XX-DE-A-3703 Rev P3, OSM-FEA-BA-XX-DE-A-3704 Rev P3, OSM-FEA-BB-L1-DP-A-2206 Rev P4, OSM-FEA-BB-00-DP-A-2200 Rev P5, OSM-FEA-BB-01-DP-A-2201 Rev P8, OSM-FEA-BB-02-DP-A-2202 Rev P8, OSM-FEA-BB-03-DP-A-2203 Rev P8, OSM-FEA-BB-04-DP-A-2204 Rev P8, OSM-FEA-BB-R1-DP-A-2205 Rev P6, OSM-FEA-BB-XX-DE-A-3701 Rev P3, OSM-FEA-BB-XX-DE-A-3703 Rev P3 Received by the City Council as local planning authority on (insert date)"

Condition 15 d) of planning permission 126531/JO/2020 states that details of the drips to be used to prevent staining shall be submitted for approval by the Local Planning Authority.

Details of the drips have been prepared by Franklin Ellis Architects and are submitted in support of this application. As a result of this, we proposed that part d of condition 15 now reads as follows:

"The drips to be used to prevent staining shall be implemented in accordance with drawing OSM-FEA-ZZ-ZZ-PL-A-0002 Rev P2 received by the City Council as local planning authority on (insert date)"

Condition 18 of planning permission 126531/JO/2020 states that a Travel Plan shall be submitted and approved before the development is first occupied.

A Travel Plan prepared by WYG Transport is submitted in support of this application. We therefore proposed that condition 18 is amended to read as follows:

"18) The approved Travel Plan prepared by WYG Transport dated January 2019 shall be implemented in full at all times when the development hereby approved is in use.

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use."

Condition 21 of planning permission 126531/JO/2020 states that the approved roof mounted photovoltaic cells shall be installed only in accordance with drawings OLD17-WRI-BB-00-DR-A-(72)04, OLD17-WRI-AB-00-DR-A(27)01 Rev A and The Bauder Solar Specification document.

The photovoltaic cells are now being provided by Van Der Valk, however all other details remain as approved under planning permission 126531/JO/2020. The Van Der Valk specification document and QCELLS specification are submitted in support of this application. As a result of this amendment, condition 21 is proposed to read as follows:

"21) The proposed roof mounted photovoltaic cells, to be installed to meet the required CO2 reductions shall be installed fully and only in accordance with the following documents as approved by the City Council as local planning authority under application reference CDN/19/0389 on 25 July 2019 and shall be maintained for the duration of the approved use:

- Block A Roof plant layout reference 20161-BA-M-50-02-P1*
- Block B Roof plant layout reference 20161-BB-M-50-02-C2*
- Side view drawing reference ValkPro+L10 - South*
- Van Der Valk Specification document*
- QCELLS specification Q.PEAK DUO ML-G9 370-390*

We trust this is sufficient to validate the application. Should you require any further information please contact me or my colleague Wiktoria Sypnicka.

Yours sincerely
Emery Planning

Caroline Payne

**Caroline Payne BA (Hons), DIP TP, MRTPI, PIEMA
Director**