

20th July 2021
CSAL-ZT-NMA_Application_Letter

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Circle Square - Blocks 5&6

F.A.O Angela Leckie

Dear Sirs,

Circle Square – Application for Non-Material Amendments to Planning Permission for Plots 5 & 6 (Ref: Original: 116450/FO/2017/C1; Amended: 126191/NMC/2020)

On behalf of our client, Manchester Charles Street Residential Scottish Limited Partnership, we hereby submit a planning application under Section 96A of the Town and Country Planning Act 1990 in order to make a Non-Material Amendment (“NMA”) to Original Planning Permission 116450/FO/2017/C1, also previously amended to 126191/NMC/2020. This application seeks to amend the wording of Condition 2 on the consent to vary the approved plans.

Planning History

Planning permission 116450/FO/2017/C1 was granted 12th September 2017, amended under reference 126191/NMC/2020 on 5th March 2020 for the following description of development:

“The planning permission relates to the erection of a part-17 and part-38 storey building, comprising 417 residential apartments with communal ground and mezzanine storeys for amenity or commercial uses, on plots 5 and 6 of the Circle Square masterplan on Oxford Road in Manchester city centre.”

Pre-application discussions have been undertaken with planning officers at Manchester City Council who have confirmed that the changes proposed as part of this application are considered to be Non-Material Amendments to the approved development.

Summary of Proposed Amendments

During construction, trial holes have been dug to locate an HV cable which runs along the west side of Block 9. These excavations have shown that the cable isn't in the expected location based on record drawings and is installed closer to Block 5&6. This puts the cable

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directly below the wall between the ramps in the current approved design, meaning the wall cannot be built to the setting out previously agreed.

The design team have reviewed this issue and the favourable solution would be to push the wall towards Block 5&6 by 600mm. This would increase the size of the ramp at Block 9 whilst reducing the width of the stairs along block 5&6 without having any impact upon access into the site.

Summary of Amended Documents

The proposed amendments are detailed on drawing references as follows:

Approved Drawings (Ref: 116450/FO/2017)	Replacement Drawings
CSAL-PLA-ZT-XX-DR-L-0001-Masterplan Plots 5&6-C05	CSAL-PLA-ZT-XX-DR-L-0001-Masterplan Plots 5&6-C08
CSAL-PLA-ZT-XX-DR-L-0101-Surface Finishes Plots 5 & 6-C04	CSAL-PLA-ZT-XX-DR-L-0101-Surface Finishes Plots 5 & 6-C07
CSAL-PLA-ZT-XX-DR-L-0103-External Walls-C04	CSAL-PLA-ZT-XX-DR-L-0103-External Walls-C06
CSAL-PLA-ZT-XX-DR-L-0104-External Steps-C04	CSAL-PLA-ZT-XX-DR-L-0104-External Steps-C06
CSAL-PLA-ZT-XX-DR-L-0105-Edgings-C04	CSAL-PLA-ZT-XX-DR-L-0105-Edgings-C06
CSAL-PLA-ZT-XX-DR-L-0201-Softworks – Trees-C04	CSAL-PLA-ZT-XX-DR-L-0201-Softworks - Trees-C06
CSAL-PLA-ZT-XX-DR-L-0202-Softworks - Lawn Shrub Hedge-C04	CSAL-PLA-ZT-XX-DR-L-0202-Softworks - Lawn Shrub Hedge-C06
CSAL-PLA-ZT-XX-DR-L-0203-Soils and Tree Pits-C04	CSAL-PLA-ZT-XX-DR-L-0203-Soils and Tree Pits-C06
CSAL-PLA-ZT-XX-DR-L-0301-Levels and Drainage-C05	CSAL-PLA-ZT-XX-DR-L-0301-Levels and Drainage-C08
CSAL-PLA-ZT-XX-DR-L-0401-Furniture General Arrangement-C06	CSAL-PLA-ZT-XX-DR-L-0401-Furniture General Arrangement-C09

The Submission

The application comprises of this covering letter and the following documentation:

- Completed application forms;
- NMA Report - 1808-02_CSAL_non-material amendments 5+6
- Application drawings listed above;

Yours faithfully,

David Bates

Architect

Feilden Clegg Bradley Studios