



Planning Department
Manchester City Council
Manchester
M60 2LA

20th May 2021

Dear Sirs

Non Material Amendment to planning permission reference 129395/JO/2021 for the Erection of part 4, part 11 storey residential (Class C3) development (with roof top plant room) comprising 66 (Class C3) residential units (3 x 2 bed town houses, 46 x two bed apartments and 17 x one bed apartments) together with associated carparking (10 spaces including 5 EVC spaces), cycle parking (66 spaces) communal roof terrace (level 6), landscaping and ancillary infrastructure including rooftop PV panels, alterations to access onto Store Street

I am writing to submit an application for non material amendments to planning permission reference 129395/JO/2021 which was approved on 28th April 2021. The changes proposed result from the ground investigation works that have been undertaken since planning permission was granted. These have identified significant structures below the existing ground level which impact on the construction costs of the development. In order to mitigate these costs the approach which is proposed seeks to retain the existing structures and amend the location of the walls of the lower parts of the building to avoid them/ the rear walls affected are completely below ground and the changes have no impact on the exterior of the building.

The changes do reduce the number of parking spaces from 10 down to 7. Two disabled spaces are retained and there remain secure indoor cycle storage for residents, with one space per unit. There has been a need to split the storage into two rooms because of the alteration to the floor area, but the key is maintaining the level of provision originally proposed. The site is located within the city centre where there is ready access to jobs and services on foot and bicycle and longer journeys possible on the excellent public transport networks available. It is anticipated that the scheme will be largely car free and in such a highly sustainable location a reduction of three parking spaces will not have any impact on parking in the surrounding area.

The changes which are proposed have been designed to retain the principal design elements of the building and avoid the need for fundamental redesign of the scheme. The approved design represents an innovative, high quality scheme on what is a challenging site and H2O & Clarion are committed to achieving the original concept.

These changes will not have a material impact on the exterior of the building and provide for the key design principles to be maintained.

I trust that you have all of the relevant information necessary to register the application and to progress to a positive conclusion. If you require further information or wish to discuss any issues arising from the submission, please do not hesitate to call.

Yours Sincerely

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