

Our Ref: EW/04C001326
Your Ref: PP-09963767



21 June 2021

David Brettell
Manchester City Council
Floor 6 Town Hall Extension,
Albert Square,
Manchester,
PO Box 532,
M60 2LA

Dear David,

John Dalton House – Submission of a non-material amendment (NMA) application pursuant to application ref: 119979/FO/2018

On behalf of our client, Qbic Hotels, please find enclosed an application for a non-material amendment ('NMA') to planning permission ref: 119979/FO/2018, granted on 24 August 2018 for the following development:

"Reconfiguration and refurbishment of John Dalton House, including new external facades, 2 storey roof top extension and associated change of use from office (Class B1) to form a 261 suite hotel (Class C1) with associated ground floor restaurant, basement gym (Class D2), partial retention of existing ground floor commercial uses in situ (Class A3), and provision of associated roof level plant, new lift cores, public realm works including the enhancement of Mulberry Square, new pedestrian entrances to the hotel at ground floor, other access and servicing arrangements and associated works."

At John Dalton House, John Dalton Street, Manchester.

Proposed Changes

The changes proposed by the NMA are required due to design development. The following amendments to the approved scheme is proposed:

1. Nominal amendments to parapet heights and roof-top plant amended due to detail design/design development of plant area and roof top requirements. Minor changes to parapet heights to allow for sufficient design development of insulation requirements/drainage and safe working parapet heights;
2. Reconfiguration of Deansgate St Ground floor elevation setting out/configuration for inclusion of openable doors to street level to attain better active frontage and alignment with the attained pavement licence;

3. Ground floor internal layout amendments to include extension of additional meeting room and extension of luggage store to utilise now vacant adjacent retail unit;
4. Amends to general façade window configuration to align with agreed sample panel approval provided by MCC on the 14.02.20;
5. Amendment to Ridgefield Stair core strip glazing element to reflect necessary changes due to existing structural constraints and general set out; and
6. Amendment to Mulberry Square parapet height to align with existing structural conditions for the existing parapet heights of the existing retail unit to coordinate the design.

Revised Plans

The changes described above are reflected on the revised plans which are submitted to MCC for approval. These plans are as follows:

Approved Plan Reference	NMA Plan Reference (for approval)
05441_B2_02_2199-D	05441_B2_02_2199-T
05441_B2_02_2200-C	05441_B2_02_2200-Z
05441_B2_02_2201-C	05441_B2_02_2201-Z
05441_B2_02_2202-D	05441_B2_02_2202-Y
05441_B2_02_2208-A	05441_B2_02_2208-U
05441_B2_02_2210-D	05441_B2_02_2210-V
05441_B2_02_2211-A	05441_B2_02_2211-N
05441_B2_04_2200-A	05441_B2_04_2200-N
05441_B2_04_2201-A	05441_B2_04_2201-K
05441_B2_05_2200-A	05441_B2_05_2200-N
05441_B2_05_2201-A	05441_B2_05_2201-K
n/a	05441_B2_10_4200--
n/a	05441_B2_10_4201--

Due to the very minor nature of the proposed changes, to assist MCC in assessing the proposals, 5Plus Architects have also prepared the following drawings to illustrate the proposed changes. These drawings are for MCC Officer information only and are not submitted for formal approval:

- 05441_B2_02_2200_NMA comparison
- 05441_B2_02_2211_NMA comparison
- 05441_B2_04_2200_NMA comparison
- 05441_B2_04_2201_NMA comparison
- 05441_B2_05_2200_NMA comparison
- 05441_B2_05_2201_NMA comparison

The application has been submitted electronically via the Planning Portal (Reference: XX). A payment of £259 has been made to the Planning Portal.



I look forward to receiving confirmation that the application has been validated, however if you have any queries or require any further information in the meantime, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Emma Williams', with a stylized, cursive script.

Emma Williams

Associate

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For and on behalf of Avison Young (UK) Limited