

Planning

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Mr Adam Buxton
Turley
1 New York Street
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Date: 5 August 2021

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 131066/NMC/2021

Description: Non-material amendment to planning permission 117847/FO/2017 to allow for amendments to the internal layout and external appearance of the multi-tiered car park

Location: Car Park A , Cotton Lane, Manchester, M20 4UX

I refer to your application for a non-material amendment to planning permission reference 117847/FO/2017.

The details of the proposed amendments are:-

External and Appearance Amendments

- o Realignment of internal access road and reduction in number of existing / proposed surface level parking spaces (- 12).
- o Removal of parking space for fire exit from Maggie's Centre (- 1).
- o Provision of new gate in existing boundary wall to Cotton Lane for access to the existing fire hydrant (- 1).
- o Introduction of external substation with reduction in number of parking spaces (- 2).
- o Provision of sloped exit from Stair Core 1 for improve accessibility.
- o Increase in width of stair core doors (North, South and West Lift Cores) (from single leaf opening to one and a half leaf) to provide the correct clear exit width of 1300mm.
- o Introduction of external doors on the north elevation for access to a proposed plant room within the car park. These doors will be screened from view by a retaining wall.
- o Adjustment of width of timber fin panel dimensions (100 to 400mm) to coordinate with structural grid.
- o Introduction of canopies to Level 05 & 06 stair core entry doors - required to prevent water entry into the stair cores.
- o Introduction of timber fins to rear elevation of stair core 3 and aluminium panels to the rear elevation of stair cores 1 & 2 (which would otherwise be an exposed concrete lift core in the approved scheme) to match the approved main elevations materials details submitted to secure the discharge of Condition 3.

- o Projection of part of West face of North Core at Level 6 only to facilitate an increase in walkway width by approximately 300mm and to allow the doorway to the stair core to project outwards by approx. 200mm to provide a clear door swing within the stair core.
- o Introduction of Roller Grilles to vehicular entrance to provide additional security to the car park during the periods in which it would not be in use.

Internal and Operational Amendments

- o Plant-room, data-room and cleaner room introduced to ground floor (within approved building envelope).

Engineering Amendments

- o Realignment of level of cladding panel joints to coordinate with structural steelwork rationalised to align with internal columns.
- o Transition Gradients (1 in 12) introduced to internal access ramps within the car park to avoid cars scraping roofs / bottoming out during circulation around the car park.
- o Ramp omitted from middle of car park between levels 4 & 5 resulting in the creation of car parking spaces (+ 8).
- o Introduction of areas of block-work to rear (inside face) of aluminium cladding panels and green walls to comply with Building Regulations fire requirements in respect of the external envelope.

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and are considered to be acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the levels of residential and visual amenity and pedestrian and highway safety enjoyed within the vicinity of the site.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 117847/FO/2017. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 117847/FO/2017 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

3) Condition 2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- a) TCP-IBI-XX-ZZ-PL-A-200001 Rev P05_Level 00 & B1 Proposed Plan, stamped as received on 13th July 2021
- b) TCP-IBI-XX-ZZ-PL-A-200002 Rev P04_Level 02 Proposed Plan, stamped as received on 13th July 2021
- c) TCP-IBI-XX-ZZ-PL-A-200003 Rev P05_Level 04 & 03 Proposed Plan, stamped as received on 13th July 2021
- d) TCP-IBI-XX-ZZ-PL-A-200004 Rev P06_Level 06 & 05 Proposed Plan, stamped as received on 13th July 2021
- e) TCP-IBI-XX-ZZ-EL-A-251009_External Wall Elevations - North & East (Planning), stamped as received on 13th July 2021
- f) TCP-IBI-XX-ZZ-EL-A-251010_External Wall Elevations - South West (Planning), stamped as received on 13th July 2021
- g) TCP-IBI-XX-XX-PL-A-100004 Rev P02_Proposed Access Plan, stamped as received on 13th July 2021

- h) 163409-AFL-00-00-DR-A-20013 Proposed Demolition Plan P3, stamped as received on 10th January 2018
- i) TCP-IBI-XX-ZZ-SE-A-200010 Rev P01_Section A-A and B-B, stamped as received on 13th July 2021
- j) TCP-IBI-XX-ZZ-SE-A-200011_Section C-C and D-D, stamped as received on 13th July 2021
- k) TCP-IBI-XX-XX-PL-A-100003 Rev P06_Proposed Site Plan, stamped as received on 13th July 2021
- l) 163409-AFL-00-00-DR-A-20135 Existing Site Plan P5, stamped as received on 10th January 2018
- m) 163409-AFL-00-00-DR-A-20136 Location Plan P2, stamped as received on 10th January 2018
- n) 163409-AFL-00-00-DR-A-20138 Proposed Landscape Plan P3, stamped as received on 10th January 2018

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

Should you wish to discuss the matter further, please contact David Lawless using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing