

Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Mr David Gibson
Hawkins
3rd Floor Hilton House
26-28 Hilton Street
Manchester
M1 2EH

Date: 19 July 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: 130725/NMC/2021

Description: A non-material amendment to application referenced 123289/FO/2019 to reword Condition 2 (Specified Drawings) to allow the omission of steel goalpost structure, amendments to reflect existing concrete beams to the Mosley Street Curtain Wall and Back George Street Curtain Wall, updates to Curtain Wall perforated pattern and the repositioning of the rear entrance door at Back George Street.

Location: 53 - 55 Mosley Street, Manchester, M2 3HQ

I refer to your application for a non-material amendment to planning permission reference 123289/FO/2019.

Reason 1: Following an assessment of the details submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect residential amenity within the area or will they have any significant material impact upon the overall quality of the development and there are no material planning considerations to indicate otherwise.

Reason 2: The re-wording of condition 2 (Approved Drawings and Documents) of application referenced 123289/FO/2019 is proposed to allow amendments to the design comprising the omission of steel goalpost structure, amendments to reflect existing concrete beams to the Mosley Street Curtain Wall and Back George Street Curtain Wall, updates to Curtain Wall perforated pattern and the repositioning of the rear entrance door at Back George Street. The overall external appearance of the building would not be materially affected by the changes that are proposed due to findings on site. It should be noted that this letter of consent does not supersede the decision notice attached to planning permission referenced 123289/FO/2019. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to planning permission referenced 123289/FO/2019, still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended condition applies:

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 123289/FO/2019. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 123289/FO/2019 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

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

The following drawings

MST-HBA-SW-XX-DR-A-21-3500 Rev P1.1
MST-HBA-SW-XX-DR-A-21-3501 Rev P1.1
MST-HBA-SW-XX-DR-A-21-3502 Rev P1.1
MST-HBA-SW-XX-DR-A-21-3503 Rev P1.1
MST-HBA-YY-00-DR-A-20-3101 Rev P1.3
MST-HBA-YY-ZZ-DR-A-21-3000 Rev P1.3
MST-HBA-YY-ZZ-DR-A-21-3001 Rev P1.2

all received by the City Council as Local Planning Authority on 11 June 2021

MST-HBA-SW-XX-DR-A-31-0550 Rev P1.2
MST-HBA-SW-XX-DR-A-31-3200 Rev P1.2
MST-HBA-SW-XX-DR-A-31-3201 Rev P1.2
MST-HBA-YY-ZZ-DR-A-21-3004 Rev P1.3
MST-HBA-YY-ZZ-DR-A-21-3005 Rev P1.2

all received by the City Council as Local Planning Authority on 21 June 2021

MST-HBA-YY-00-DR-A-20-1000 Rev P1
MST-HBA-YY-00-DR-A-20-3001 Rev P1
MST-HBA-YY-BA-DR-A-20-3100 Rev P1
MST-HBA-YY-01-DR-A-20-3102 Rev P1
MST-HBA-YY-02-DR-A-20-3103 Rev P1
MST-HBA-YY-03-DR-A-20-3104 Rev P1
MST-HBA-YY-04-DR-A-20-3105 Rev P1
MST-HBA-YY-05-DR-A-20-3106 Rev P1
MST-HBA-YY-06-DR-A-20-3107 Rev P1
MST-HBA-YY-ZZ-DR-A-21-3002 Rev P1
MST-HBA-YY-ZZ-DR-A-21-3006
MST-HBA-YY-ZZ-DR-A-20-3200 Rev P1
MST-HBA-YY-ZZ-DR-A-20-3201 Rev P1

all received by the City Council as Local Planning Authority on 9 April 2019

The submitted waste management proforma within the submitted Planning and Heritage Statement.

The proposed security measures as outlined in section 7.4 of the submitted Design and Access Statement.

The Design Report Rev P1.2 prepared by Hawkins/Brown received by the City Council as Local Planning Authority on 21 June 2021

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 Emily Booth using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing