

Our Ref: 04B903525NL/LS

Your Ref: PP-11244802

20 May 2022

FAO Mr David Brettell
Planning and Regeneration
Manchester City Council
P.O Box 532
Town Hall
Manchester
M60 2LA

Dear David,

**Land Bounded By John Dalton Street, Ridgefield, Bow Street And South King Street
Manchester: Non-material amendment on Planning Permission Reference:
130553/FO/2021**

On behalf of our client, The Island Site (General Partner) Limited, please find enclosed an application for a non-material amendment pursuant to application 130553/FO/2021 relating to Land bounded by John Dalton Street, Ridgefield, Bow Street and South King Street, Manchester ('the site').

Planning permission (LPA ref: 130553/FO/2021) was granted on 27th September 2021 for the following development:

"Demolition of the existing buildings and structures and the erection of a 10-storey plus basement office building (Use Class E(g)), with flexible ground floor and basement uses (Use Class E) and rooftop amenity space, works to facilitate the pedestrianisation of the southern part of Ridgefield and other associated works."

The non-material amendment application is made in relation to minor changes to the approved plans listed under **Condition 2** of the planning permission.

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

Drawings

TIS-CPA-ZA-00-DR-A-0129 Demolition plans P4

TIS-CPA-ZA-00-DR-A-0201 GA Plan - Ground Floor P3

TIS-CPA-ZA-01-DR-A-0202 GA Plan - First Floor P2

TIS-CPA-ZA-02-DR-A-0203 GA Plan - Second Floor P3
TIS-CPA-ZA-03-DR-A-0204 GA Plan - Third Floor P3
TIS-CPA-ZA-04-DR-A-0205 GA Plan - Fourth Floor P3
TIS-CPA-ZA-05-DR-A-0206 GA Plan - Fifth Floor P3
TIS-CPA-ZA-06-DR-A-0207 GA Plan - Sixth Floor P3
TIS-CPA-ZA-07-DR-A-0208 GA Plan - Seventh Floor P3
TIS-CPA-ZA-08-DR-A-0209 GA Plan - Eighth Floor P3
TIS-CPA-ZA-09-DR-A-0210 GA Plan - Ninth Floor P3
TIS-CPA-ZA-10-DR-A-0211 GA Plan - Level 10 P3
TIS-CPA-ZA-B1-DR-A-0200 GA Plan - Basement P3
TIS-CPA-ZA-RF-DR-A-0212 GA Plan - Roof P2
TIS-CPA-ZA-ZZ-DR-A-0126 Site Location Plan P6
TIS-CPA-ZA-ZZ-DR-A-0127 Proposed Site Plan P5
TIS-CPA-ZA-ZZ-DR-A-0130 Demolition elevations - North/East P3
TIS-CPA-ZA-ZZ-DR-A-0131 Demolition Elevation - South/West P3
TIS-CPA-ZZ-ZZ-DR-A-0310 Bay Study - Base P2
TIS-CPA-ZZ-ZZ-DR-A-0311 Bay Study - South P2
TIS-CPA-ZZ-ZZ-DR-A-0312 Bay Study - Corner P2
TIS-CPA-ZZ-ZZ-DR-A-0313 Bay Study - East/West P2
TIS-CPA-ZZ-ZZ-DR-A-0314 Bay Study - North P2
TIS-CPA-ZZ-ZZ-DR-A-0604 GA Elevation - North (Coloured) P4
TIS-CPA-ZZ-ZZ-DR-A-0605 GA Elevation - East (Coloured) P4
TIS-CPA-ZZ-ZZ-DR-A-0606 GA Elevation - South (Coloured) P4
TIS-CPA-ZZ-ZZ-DR-A-0607 GA Elevation - West (Coloured) P4
TIS-CPA-ZZ-ZZ-DR-A-0610 GA Context Elevation - North & East P3
TIS-CPA-ZZ-ZZ-DR-A-0611 GA Context Elevation - South & West P3
TIS-CPA-ZZ-ZZ-DR-A-0700 GA Section - AA P2
TIS-CPA-ZZ-ZZ-DR-A-0701 GA Section - BB P2"

A report has been prepared by Cartwright Pickard which outlines the proposed non-material amendments to the scheme. A list of the amendments to the design are summarised and justified under Part 2.1 of the report and relate to the following changes:

- Changes to roof level cladding;
- Introduction of silicone joint on the first floor curved glass;
- Vent widths increased by approx. 100mm;
- Doors increased in size to suit sub-station requirements;
- Double door changed to inward opening single door;
- Windows on the plans have been flipped as previous panels were incorrectly shown;
- Permanent external signage and an indicative signage zone is proposed;
- Door heights have been reduced; and
- Gas metre room door omitted.

In support of the updates, the following detailed drawings have been prepared and submitted as part of this application:

- TIS-CPA-ZA-00-DR-A-0201
- TIS-CPA-ZA-01-DR-A-0202
- TIS-CPA-ZZ-ZZ-DR-A-0604
- TIS-CPA-ZZ-ZZ-DR-A-0605
- TIS-CPA-ZZ-ZZ-DR-A-0606
- TIS-CPA-ZZ-ZZ-DR-A-0607
- TIS-CPA-XX-XX-RP-A-9037

In addition to the drawings, a photograph of the sample and specification proposed has been submitted as part of the NMA updates, however, it is envisaged that the final material sample will be discharged at the appropriate time via condition 3 of the planning permission.

Pre-application meeting with Manchester City Council (MCC)

Since the original consent was approved in September 2021, HBD have appointed a contractor and have commenced with construction on site. A number of changes are now sought, post-planning, as part of the normal process of design development post-planning approval and maintain the overall architectural ethos and quality of the approved scheme. The proposed design amendments were discussed and agreed with verbally as non-material amendments during a meeting between the project team and David Brettell from MCC on the 26th April 2022.

Application Submission

The application submission documents have been submitted via the Planning Portal (PP-11244802). The planning application fee of £266.20 (inclusive of the Planning Portal's administrative charge) has been paid directly to Planning Portal.

I trust that the above details are sufficient to validate the application to allow you to progress it towards the determination at your earliest convenience. Should you have any queries, please do not hesitate to contact me.

Yours sincerely,



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For and on behalf of Avison Young (UK) Limited