



Paul Butler Associates

Planning, Development & Heritage Consultants

26 May 2022

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

14.936/A2

FAO Jennifer Connor

Dear Julie,

Mindel House and 11 Bloom Street, Manchester

Applications for Variation of a Condition attached to Planning Permission 119374/FO/2018 and Listed Building Consent 119373/LO/2018 and 119375/LO/2018 (Submissions under Section 73 of the Town and Country Planning Act 1990 and Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990)

On behalf of my client Beech Design & Build, please find attached applications for the variation of a condition. As part of these applications we are seeking to vary condition 3 attached to Planning Permission 119374/FO/2018 and Listed Building Consent 119373/LO/2018 and 119375/LO/2018.

The application to amend a condition attached to Planning Permission 119374/FO/2018 is submitted under Section 73 of the Town and Country Planning Act 1990, with applications to amend conditions attached to Listed Building Consent 119373/LO/2018 and 119375/LO/2018 submitted under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The purpose of the amendment is to facilitate the implementation and delivery of the residential development and refurbishment of Mindel House and 11 Bloom Street to provide 80 apartments. The proposed amendment relates to condition 3 (submission of samples and specifications).

The amendment to conditions 3 seeks to alter the wording/trigger of the condition to allow samples and specifications to be submitted in accordance with a programme and schedule submitted to the Council. The amendments are discussed in further detail below:

Amendment to Condition 3 of Planning Permission 119374/FO/2018 and Listed Building Consent 119373/LO/2018 and 119375/LO/2018

Condition 3 currently states:

3) No works shall not commence until samples (including sections) and specifications of all materials to be used in the external elevations and hard landscaping as detailed on the approved drawings have been submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be carried out in accordance with those details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

The current wording means that this is a pre-commencement condition. Due to the project timescales and programme it is not possible to confirm details and specifications of at this point with such details being provided at a later date in the project. It is vital that other works on the scheme, such as those relating to the repair and refurbishment of the buildings, which need to progress urgently are not delayed by this condition. To address this issue the following revised wording for condition 3 is proposed:

Prior to any new build external works, a programme for the issue of samples (including sections) and specifications of all materials to be used in the external elevations and hard landscaping shall be submitted to and approved in writing by the City Council, as Local Planning Authority, in accordance with the programme as agreed above. The approved materials shall then be implemented as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

The above wording will provide an appropriate trigger for the issue of samples and specifications of materials to the Council whilst importantly allowing the works on the scheme to progress without unnecessary delay. The approach of agreeing samples and specifications in accordance with a programme is well established on developments in Manchester City Centre for instance at 'Ancoats Gardens' (planning permission 118120/FO/2017) another large scale development being delivered by Beech.

Submission Information

In addition to this covering letter the following information has been submitted as part of the applications:

Documents:

- Application Forms for Amendment to Planning Permission 119374/FO/2018.
- Application Forms for Amendment to and Listed Building Consent 119373/LO/2018.
- Application Forms for Amendment to Listed Building Consent 119375/LO/2018.

We trust that this information is sufficient to enable validation of the amendment applications. The application fee (£234) for the Section 73 amendment application has been paid on submission. No fee is payable for the amendment of the listed building consent conditions.

We look forward to working with the Council to progress these amendment applications through to determination to facilitate the implementation and delivery of the redevelopment of Mindel House and 11 Bloom Street.

Yours sincerely



Ralph Taylor BSc. MPLAN MRTPI
Associate Director