

19 May 2022

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Jennifer Atkinson

Dear Jennifer,

Pollard Street, Manchester

Section 73 Variation of Condition to Planning Permission Reference 128191/FO/2020

Please find enclosed an application submitted by AG GP Manchester Pollard B.V. for a Variation of Condition to Planning Permission ref. 128191/FO/2020, in accordance with Section 73 ('S.73') of the Town and Country Planning Act 1990.

The Site is approximately 4.97 acres in size and is bounded by Great Ancoats Street, Pollard Street and the Ashton Canal in New Islington, Manchester. The Site boundary extends to the street frontage of these roads and is centred on the New Islington Metrolink stop.

This application is submitted to agree design changes to the approved Pollard Street proposals (ref. 128191/FO/2020), which have been driven by both letting agents and further detailed design development by Hawkins/Brown and General Projects. This has resulted in development of the proposed colour and fenestration of phase 1 buildings (A, B and C), as well as a reconfiguration of internal spaces, to improve appearance, construction, and marketability of the development.

Due the physical design changes associated with the revisions to elements of buildings A, B and C, it is therefore considered that the amendments represent a material change.

Background

The Pollard Street proposals were submitted and approved under application ref. 128191/FO/2020 and granted permission on 18 December 2020, which approved the delivery of over 46,000 sq. m. (GEA) of new commercial office and commercial floorspace across five buildings in total (Buildings A-E), alongside associated public realm.

These five new buildings within the Pollard Street development are envisioned as a hub for up to 2,400 new employees once operational and will provide a range of spaces for use by the local community both

internally and externally. The office spaces across the 5-building collective fall within the below two typologies:

- **Buildings A, D and E:** three highly efficient, 9 storey, Grade A office buildings for more established businesses and creative ventures, with spaces ranging from 7,700 sq ft to 11,700 sq ft per floor that are divisible to suit tenant needs.
- **Buildings B and C:** lo-fi modern industrial workspaces, offices and creative spaces ranging from 11,000 sq. ft. to 1,000 sq. ft. within two 5 storey buildings that seek to deliver a range of low-cost opportunities and space to allow sole start-ups and small businesses to mature.

Work has not yet started on site, and it is proposed that the Site will be taken forward in two phases. The amendments applied for under this application relate to 'Phase 1' of the scheme (encompassing Buildings A, B and C, in addition to new public squares Foundry Green and Central Green), which is proposed to come forward in Q4 2022 or Q1 2023.

Proposed Amendments

The description of development for this application, based on the scheme changes set out in this letter, is as follows:

“Variation of Conditions 3 (approved plans/documents) to include reference to revised design information alongside amendments to conditions 21, 24, 27, 28, 33, 34, 35, 39, 40, 41, 44, 47, 49 and 51 to reflect new plan references listed in Condition 3.”

The proposed amendments relate to Phase 1 of the Pollard Street Development only and are described in detail in supporting submission documentation.

In summary, whilst the design changes described in this application will alter the appearance and some technical elements of buildings A, B and C, the Pollard Street development will remain fully in line with the overall approved strategy for the scheme and relevant planning policies.

Furthermore, the alterations would not result in an overall increase of floorspace on site, and all proposed uses remain the same as those which formed the original proposal. The site layout in relation to siting of each building and public realm strategy linking these is also broadly unchanged save for co-ordination with new entrances.

Summary

In addition to this cover letter, the submission for this Variation of Condition application (S.73) comprises the following:

- Completed Application Forms and Certificates;
- Set of Revised Planning Drawings (see Appendix A to this letter for the full list of original and revised drawings), prepared by Hawkins Brown;
- Planning Statement Addendum prepared by Deloitte;

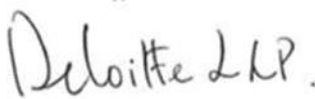
- Design and Access Statement Addendum prepared by Hawkins Brown including accommodation schedule;
- Energy Statement / ESS Addendum prepared by Max Fordham;
- Acoustic Statement Addendum prepared by Sandy Brown; and
- M&E Strategy Addendum prepared by Max Fordham.

An application fee has also been paid to Manchester City Council for £234 to provide payment for processing the application via the Planning Portal.

Based on the information submitted, we seek your agreement that the proposed amendments are acceptable and can be approved as a variation of condition.

I would be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact me or my colleague Michael Percival (0161 455 6672 / mipercival@deloitte.co.uk).

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP." The signature is written in a cursive, slightly stylized font.

Deloitte LLP

Appendix A – Approved and Proposed Drawing List

Drawing Name	Approved Drawing Reference and Revision No.	Proposed Drawing Reference and Revision No.
Building A GA Ground Floor	PLS-HBA-A-00-DR-A-08-0100 Rev P01	PLS-HBA-A-00-DR-A-08-0100 Rev P02
Building A GA 1 st floor	PLS-HBA-A-01-DR-A-08-0101 Rev P01	PLS-HBA-A-01-DR-A-08-0101 Rev P02
Building A GA 2 nd floor	PLS-HBA-A-02-DR-A-08-0102 Rev P01	PLS-HBA-A-02-DR-A-08-0102 Rev P02
Building A GA 3 rd floor	PLS-HBA-A-03-DR-A-08-0103 Rev P01	PLS-HBA-A-03-DR-A-08-0103 Rev P02
Building A GA 4 th floor	PLS-HBA-A-04-DR-A-08-0104 Rev P01	PLS-HBA-A-04-DR-A-08-0104 Rev P02
Building A GA 5 th floor	PLS-HBA-A-05-DR-A-08-0105 Rev P01	PLS-HBA-A-05-DR-A-08-0105 Rev P02
Building A GA 6 th floor	PLS-HBA-A-06-DR-A-08-0106 Rev P01	PLS-HBA-A-06-DR-A-08-0106 Rev P02
Building A GA 7 th floor	PLS-HBA-A-07-DR-A-08-0107 Rev P01	PLS-HBA-A-07-DR-A-08-0107 Rev P02
Building A GA Main Roof	PLS-HBA-A-MR-DR-A-08-0108 Rev P01	PLS-HBA-A-MR-DR-A-08-0108 Rev P02
Building A GA Roof Enclosure	PLS-HBA-A-RE-DR-A-08-0109 Rev P01	PLS-HBA-A-RE-DR-A-08-0109 Rev P02
Building A - GA North Elevation	PLS-HBA-A-ZZ-DR-A-08-0200 Rev P01	PLS-HBA-A-ZZ-DR-A-08-0200 Rev P02
Building A - GA South Elevation	PLS-HBA-A-ZZ-DR-A-08-0201 Rev P01	PLS-HBA-A-ZZ-DR-A-08-0201 Rev P02
Building A - GA East Elevation	PLS-HBA-A-ZZ-DR-A-08-0202 Rev P01	PLS-HBA-A-ZZ-DR-A-08-0202 Rev P02
Building A - GA West Elevation	PLS-HBA-A-ZZ-DR-A-08-0203 Rev P01	PLS-HBA-A-ZZ-DR-A-08-0203 Rev P02
Proposed Building A - GA Sections	PLS-HBA-A-ZZ-DR-A-08-0300 Rev P01	PLS-HBA-A-ZZ-DR-A-08-0300 Rev P02
Proposed Building A – Bay Elevation	PLS-HBA-A-ZZ-DR-A-08-0400 Rev P01	PLS-HBA-A-ZZ-DR-A-08-0400 Rev P02
Building B - GA Plan - Ground Floor	PLS-HBA-B-00-DR-A-08-0113 Rev P01	PLS-HBA-B-00-DR-A-08-0113 Rev P02
Building B - GA Plan - First Floor	PLS-HBA-B-01-DR-A-08-0113 Rev P01	PLS-HBA-B-01-DR-A-08-0113 Rev P02
Building B - GA Plan - Second Floor	PLS-HBA-B-02-DR-A-08-0113 Rev P01	PLS-HBA-B-02-DR-A-08-0113 Rev P02
Building B - GA Plan – 3 rd Floor	PLS-HBA-B-03-DR-A-08-0113 Rev P01	PLS-HBA-B-03-DR-A-08-0113 Rev P02
Building B - GA Plan – 4 th Floor	PLS-HBA-B-04-DR-A-08-0114 Rev P01	PLS-HBA-B-04-DR-A-08-0114 Rev P02
Building B - GA Plan – main roof	PLS-HBA-B-MR-DR-A-08-0115 Rev P01	PLS-HBA-B-MR-DR-A-08-0115 Rev P02
Building B - GA Plan – roof enclosure	PLS-HBA-B-RE-DR-A-08-0116 Rev P01	PLS-HBA-B-RE-DR-A-08-0116 Rev P02
Building B - GA North Elevation	PLS-HBA-B-ZZ-DR-A-08-0210 Rev P01	PLS-HBA-B-ZZ-DR-A-08-0210 Rev P02
Building B - GA South Elevation	PLS-HBA-B-ZZ-DR-A-08-0211 Rev P01	PLS-HBA-B-ZZ-DR-A-08-0211 Rev P02
Building B - GA East and West Elevations	PLS-HBA-B-ZZ-DR-A-08-0212 Rev P01	PLS-HBA-B-ZZ-DR-A-08-0212 Rev P02
Building B - GA Sections	PLS-HBA-B-ZZ-DR-A-08-0301 Rev P01	PLS-HBA-B-ZZ-DR-A-08-0301 Rev P02

Drawing Name	Approved Drawing Reference and Revision No.	Proposed Drawing Reference and Revision No.
Building B – Bay Elevation	PLS-HBA-B-ZZ-DR-A-08-0410 Rev P01	PLS-HBA-B-ZZ-DR-A-08-0410 Rev P02
Building C - GA Plan - Ground Floor	PLS-HBA-C-00-DR-A-08-0120 Rev P01	PLS-HBA-C-00-DR-A-08-0120 Rev P02
Building C - GA Plan - First Floor	PLS-HBA-C-01-DR-A-08-0121 Rev P01	PLS-HBA-C-01-DR-A-08-0121 Rev P02
Building C - GA Plan - Second Floor	PLS-HBA-C-02-DR-A-08-0122 Rev P01	PLS-HBA-C-02-DR-A-08-0122 Rev P02
Building C - GA Plan – 3 rd Floor	PLS-HBA-C-03-DR-A-08-0123 Rev P01	PLS-HBA-C-03-DR-A-08-0123 Rev P02
Building C - GA Plan – 4 th Floor	PLS-HBA-C-04-DR-A-08-0124 Rev P01	PLS-HBA-C-04-DR-A-08-0124 Rev P02
Building C - GA Plan – main roof	PLS-HBA-C-MR-DR-A-08-0125 Rev P01	PLS-HBA-C-MR-DR-A-08-0125 Rev P02
Building C - GA Plan – roof enclosure	PLS-HBA-C-RE-DR-A-08-0126 Rev P01	PLS-HBA-C-RE-DR-A-08-0126 Rev P02
Building C - GA North Elevation	PLS-HBA-C-ZZ-DR-A-08-0220 Rev P01	PLS-HBA-C-ZZ-DR-A-08-0220 Rev P02
Building C - GA South Elevation	PLS-HBA-C-ZZ-DR-A-08-0221 Rev P01	PLS-HBA-C-ZZ-DR-A-08-0221 Rev P02
Building C - GA East and West Elevations	PLS-HBA-C-ZZ-DR-A-08-0222 Rev P01	PLS-HBA-C-ZZ-DR-A-08-0222 Rev P02
Building C - GA Sections	PLS-HBA-C-ZZ-DR-A-08-0302 Rev P01	PLS-HBA-C-ZZ-DR-A-08-0302 Rev P02
Building C – Bay Elevation 01	PLS-HBA-C-ZZ-DR-A-08-0420 Rev P01	PLS-HBA-C-ZZ-DR-A-08-0420 Rev P02
Building C – Bay Elevation 02	PLS-HBA-C-ZZ-DR-A-08-0421 Rev P01	PLS-HBA-C-ZZ-DR-A-08-0421 Rev P02
Proposed Site Plan - Ground Floor	PLS-HBA-SW-00-DR-A-08-0010 Rev P01	PLS-HBA-SW-00-DR-A-08-0010 Rev P02
Proposed Site Plan - First Floor	PLS-HBA-SW-01-DR-A-08-0011 Rev P01	PLS-HBA-SW-01-DR-A-08-0011 Rev P02
Proposed Site Plan - Second Floor	PLS-HBA-SW-02-DR-A-08-0012 Rev P01	PLS-HBA-SW-02-DR-A-08-0012 Rev P02
Proposed Site Plan - Third Floor	PLS-HBA-SW-03-DR-A-08-0013 Rev P01	PLS-HBA-SW-03-DR-A-08-0013 Rev P02
Proposed Site Plan - Fourth Floor	PLS-HBA-SW-04-DR-A-08-0014 Rev P01	PLS-HBA-SW-04-DR-A-08-0014 Rev P02
Proposed Site Plan - Fifth Floor	PLS-HBA-SW-05-DR-A-08-0015 Rev P01	PLS-HBA-SW-05-DR-A-08-0015 Rev P02
Proposed Site Plan - Sixth Floor	PLS-HBA-SW-06-DR-A-08-0016 Rev P01	PLS-HBA-SW-06-DR-A-08-0016 Rev P02
Proposed Site Plan - Seventh Floor	PLS-HBA-SW-07-DR-A-08-0017 Rev P01	PLS-HBA-SW-07-DR-A-08-0017 Rev P02
Proposed Site Plan - Main Roof Level	PLS-HBA-SW-MR-DR-A-08-0018 Rev P01	PLS-HBA-SW-MR-DR-A-08-0018 Rev P02
Proposed Site Plan - Roof Enclosure	PLS-HBA-SW-RE-DR-A-08-0019 Rev P01	PLS-HBA-SW-RE-DR-A-08-0019 Rev P02

Drawing Name	Approved Drawing Reference and Revision No.	Proposed Drawing Reference and Revision No.
Proposed Site Plan	PLS-HBA-SW-ZZ-DR-A-08-0003 Rev P01	PLS-HBA-SW-ZZ-DR-A-08-0003 Rev P02
Proposed Site Elevations 01	PLS-HBA-SW-ZZ-DR-A-08-0250 Rev P01	PLS-HBA-SW-ZZ-DR-A-08-0250 Rev P02
Proposed Site Elevations 02	PLS-HBA-SW-ZZ-DR-A-08-0251 Rev P01	PLS-HBA-SW-ZZ-DR-A-08-0251 Rev P02
Proposed Site Elevations 03	PLS-HBA-SW-ZZ-DR-A-08-0252 Rev P01	PLS-HBA-SW-ZZ-DR-A-08-0252 Rev P02
Proposed Site Sections 01	PLS-HBA-SW-ZZ-DR-A-08-0350 Rev P01	PLS-HBA-SW-ZZ-DR-A-08-0350 Rev P02
Proposed Site Sections 02	PLS-HBA-SW-ZZ-DR-A-08-0351 Rev P01	PLS-HBA-SW-ZZ-DR-A-08-0351 Rev P02
Landscape General Arrangement	PLS-PLA-ZZ-00-DR-L-0001 Revision P08	PLS-PLA-ZZ-00-DR-L-0001 Revision P09
Landscape Hardworks Plan	PLS-PLA-ZZ-00-DR-L-1000 Revision P03	PLS-PLA-ZZ-00-DR-L-1000 Revision P04
Landscape Softworks Plan	PLS-PLA-ZZ-00-DR-L-2000 Revision P06	PLS-PLA-ZZ-00-DR-L-2000 Revision P07
Existing Landscape Features – Removal, Relocation and Retention Plan	PLS-PLA-ZZ-00-DR-L-4000 Rev P04	PLS-PLA-ZZ-00-DR-L-4000 Rev P05
Building A - Signage Strategy	PLS-HBA-A-ZZ-DR-A-08-0610 Rev P01	PLS-HBA-A-ZZ-DR-A-08-0610 Rev P02
Building B - Signage Strategy	PLS-HBA-B-ZZ-DR-A-08-0611 Rev P01	PLS-HBA-B-ZZ-DR-A-08-0611 Rev P02
Building C - Signage Strategy	PLS-HBA-C-ZZ-DR-A-08-0612 Rev P01	PLS-HBA-C-ZZ-DR-A-08-0612 Rev P02

The following drawings are to remain on the decision notice in line with the original permission, as there is either no change to the building (Buildings D and E) or the detailing remains consistent with those shown in the drawings:

Existing Site Plans:

- PLS-HBA-SW-ZZ-DR-A-08-0002 (Existing Site Plan); PLS-HBA-SW-ZZ-DR-A-08-0004 (Site Constraints Plan); PLS-PLA-ZZ-00-DR-L-2001 Rev P03 (Tree Retention and Removal Plan)

Buildings D and E:

- PLS-HBA-D-00-DR-A-08-0130 Rev P01 (Building D - GA Plan - Ground Floor); PLS-HBA-D-01-DR-A-08-0131 Rev P01 (Building D - GA Plan - First Floor); PLS-HBA-D-02-DR-A-08-0132 Rev P01 (Building D - GA Plan - Second Floor); PLS-HBA-D-03-DR-A-08-0133 Rev P01 (Building D - GA Plan - Third Floor); PLS-HBA-D-04-DR-A-08-0134 Rev P01 (Building D - GA Plan - Fourth Floor); PLS-HBA-D-05-DR-A-08-0135 Rev P01 (Building D - GA Plan - Fifth Floor); PLS-HBA-D-06-DR-A-08-0136 Rev P01 (Building D - GA Plan - Sixth Floor); PLS-HBA-D-07-DR-A-08-0137 Rev P01 (Building D - GA Plan – Seventh Floor); PLS-HBA-E-00-DR-A-08-0140 Rev P01 (Building E - GA Plan - Ground Floor); PLS-HBA-E-01-DR-A-08-0141 Rev P01 (Building E - GA Plan - First Floor); PLS-HBA-E-02-DR-A-08-0142 Rev P01 (Building E - GA Plan - Second Floor); PLS-HBA-E-03-DR-A-08-0143 Rev P01 (Building E - GA Plan - Third Floor); PLS-HBA-E-04-DR-A-08-0144 Rev P01 (Building E - GA Plan - Fourth Floor); PLS-HBA-E-05-DR-A-08-0145 Rev P01 (Building E - GA Plan - Fifth Floor); PLS-HBA-E-06-DR-A-08-0146 Rev P01 (Building E - GA Plan - Sixth Floor); PLS-HBA-E-07-DR-A-08-0147 Rev P01 (Building E - GA Plan - Seventh Floor); PLS-HBA-E-MR-DR-A-08-0148 Rev P01 (Building E - GA Plan - Main Roof); PLS-HBA-E-RE-DR-A-08-0149 Rev P01 (Building E - GA Plan - Roof Enclosure); PLS-HBA-E-ZZ-DR-A-08-0240 Rev P01 (Building E - GA North Elevation); PLS-HBA-E-ZZ-DR-A-08-0241 Rev P01 (Building E - GA South Elevation); PLS-HBA-E-ZZ-DR-A-08-0242 Rev P01 (Building E - GA East Elevation); PLS-HBA-E-ZZ-DR-A-08-0243 Rev P01

Drawing Name	Approved Drawing Reference and Revision No.	Proposed Drawing Reference and Revision No.
(Building E - GA West Elevation); PLS-HBA-E-ZZ-DR-A-08-0304 Rev P01 (Proposed Building E – GA Sections); PLS-HBA-E-ZZ-DR-A-08-0440 Rev P01 (Proposed Building E - Bay Elevation) PLS-HBA-E-ZZ-DR-A-08-0614 Rev P01 (Building E - Signage Strategy)		