



Paul Butler Associates

Planning, Development & Heritage Consultants

13 January 2021

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

18.1256nma

FAO David Brettell

Dear Mrs Roscoe,

Lowry House, Marble Street, Manchester, M2 3AW

Submission of Application for Non-material Amendments to Planning Permission 125131/FO/2019

On behalf of our client, Bruntwood, please find attached an application for non-material amendments to Planning Permission 125131/FO/2019. Planning Permission 125131/FO/2019 was approved 21.01.2020 and granted approval for 'Change of use of part of existing offices (use class B1a) to cafe (use class A3) and change of use of former bank (use class A2) to offices (use class B1a), with associated external alterations and plant'.

Following approval of the above application the project is now at detailed design stage and the following minor alterations to the approved scheme are proposed, which are identified on revised drawings that have been submitted:

- Increase of living wall scope and infilling of Philpotts window, adjacent to main entrance. (drawing note 01)
- New linear sliding automatic door to the main entrance. (drawing note 18)
- Opaque manifestation film applied to retained spider glass assembly at the far end of Marble Street elevation (event space internally). (drawing note 17)
- Blanking of WC windows and insertion of small louvre panels at first/second floor annex to Sickle Street elevation. (drawing note 19)
- Omission of externally routed ductwork at roof level into annex plant room to Spring Gardens elevation, due to the ductwork now being routed internally.
- Steel plate detail to cover existing openings in polished granite panels either side of proposed curtain wall infill to Spring Gardens elevation. (drawing note 20)
- Masonry infill to existing loading bay opening which wasn't clear on the previous revisions (drawing note 21)

The proposed changes are limited in scope and do not materially change the overall design/appearance of the proposed scheme. The changes primarily seek to facilitate the delivery of the development and improve its function, whilst they are not associated with any adverse planning impacts.

The application is supported by proposed revised drawings whilst corresponding drawings previously approved by planning permission 125131/FO/2019 have also been submitted for reference:

Proposed Revised Drawings:

Drawing No.	Title	Scale and paper size
al(05)202 B	Proposed GA Ground Floor Plan	1:100 / 1:200 @ A1 / A3
al(05)220 C	Proposed Elevations (sheet 1 of 2)	1:100 / 1:200 @ A1 / A3
al(02)221 B	Proposed Elevations (sheet 2 of 2)	1:100 / 1:200 @ A1 / A3

Previously Approved Drawings:

Drawing No.	Title	Scale and paper size
al(05)202 A	Proposed GA Ground Floor Plan	1:100 / 1:200 @ A1 / A3
al(05)220 B	Proposed Elevations (sheet 1 of 2)	1:100 / 1:200 @ A1 / A3
al(02)221 A	Proposed Elevations (sheet 2 of 2)	1:100 / 1:200 @ A1 / A3

In addition to the above, drawing al(05)100 'Planning – Location Plan & Existing Site Plan' has been submitted.

The application fee (£234.00) will be paid electronically to Manchester City Council by the applicant following submission.

We trust that this information is sufficient to enable the positive determination of this application and we look forward to working with you in progressing it through to determination.

Yours sincerely



Ralph Taylor BSc MPLAN MRTPI
Senior Planner

Cc Natalie Ernest, Bruntwood