Angela Leckie
Manchester City Council
Floor 6, Town Hall Extension
Albert Square
PO Box 532
M60 2LA

Our Ref: 62261904.let.004.VW.AL

24 February 2021

PP-09560338

Dear Angela,

135-141 OLDHAM STREET, MANCHESTER, M4 1LN – SECTION 96A APPLICATION (NON MATERIAL AMENDMENT) TO VARY CONDITION 2 (APPROVED PLANS) AND CONDITION 3A (PLANT EQUIPMENT) OF PLANNING CONSENT 122808/FO/2019

We write on behalf of Bywater Gamma UK Property I (No.1) Limited (the applicant), to advise that a Section 96a application has been submitted today to vary the wording of condition 2 attached to application ref: 122808/FO/2019 which was for:

> *"external alterations to Oldham Street and Tib Street elevations including facade treatment, replacement of window frames, glazing and entrance doors, louvred doors to rear, replacement of condenser, AHU and extractor fan in first floor lightwell, installation of substation to ground floor".*

The application has been submitted via the Planning Portal and given the reference PP-09560338. The requisite fee of £259 has been paid via the planning portal.

PROPOSAL

Due to a supply issue with the acoustic louvres approved (see Section 73 application ref: 128403/JO/2020), a non-material amendment is being sought to allow an alternative acoustic panel to be installed (BASL AP50). The acoustic panels will be the same colour as the approved (RAL Silver 9006) and meet the relevant acoustic requirements.

The roof compound has also been reduced slightly in size as shown on the proposed roof plan submitted with this application.

The amendments have been discussed with yourself, prior to submitting the application, and it has been agreed that the changes can be dealt with via a non-material amendment (section 96A).

SUBMISSION DOCUMENTS:

- Planning application form;
- Roof plant grillage layout (ref: OLDHAM-WHL-XX-ZZ-DR-S-2600);
- BASL AP50 acoustic panel data (Bespoke Acoustic Solutions);
- Proposed roof plan (ref: 4051461.037); and
- Planning Condition Discharge Report dated 24/02/21 (Hann Tucker).

8 First Street
Manchester
M15 4RP
Tel: +44 161 200 5000
wsp.com

WSP UK Limited | Registered address: WSP House, 70 Chancery Lane, London WC2A 1AF
Registered in England and Wales No. 01383511

CONDITION 2

This application seeks to vary the wording of Condition 2. Condition 2 states:

"*The development hereby approved shall be carried out in accordance with the following drawings and documents*" as listed.

A revised roof plan has been submitted as part of this application, as listed above under submission documents. We request that wording of condition 2 is amended to include the updated roof plan, and remove reference to the Roof plant equipment and compound layout plan. The proposed change is summarised in the table below:

Approved Plan	**Replacement plan**
Roof plant equipment and compound layout plan 4051461.037	Proposed roof plan (ref: 4051461.037)

Condition 3a:

This application seeks to vary the wording of Condition 3a, which states:

> *3) a) The externally mounted ancillary plant, equipment shall be installed and acoustically insulated in accordance with the following:*
>
> *Specifications and recommendations on noise levels set out within Hann Tucker*
>
> *Associates 135-141 Oldham Street, Manchester*
>
> *Planning Condition Discharge Report, 14 December 2020*

This application seeks to update the condition wording, to reflect the revised acoustic report submitted with this application, dated February 2021.

CONCLUSIONS

This Section 96a (non-material amendment) application seeks to vary the condition wording of conditions 2 and 3a to enable a change in the acoustic panels at roof level. The amendments are required to allow alternative acoustic panels to be installed, this is due to a supply issue with the approved acoustic panels. The Hann Tucker acoustic assessment has been updated which concludes that the proposal is acoustically compliant.

We trust the submitted information is sufficient to validate this application. However, should you require any further information please do not hesitate to contact me.

Yours sincerely



Victoria Welch
Planner