

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

5 March 2021

EP ref: 20-588

Caroline Payne
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Dear Emily

Re: Planning Portal reference: PP-09591621
Land off Oldham Street and Spear Street, Manchester

Please find enclosed a non-material amendment application relating to approved application 126531/JO/2020 at the above site to confirm the window and drip detail.

The application is made in accordance with sub-section 3b) of Section 96A of the Town and Country Planning Act 1990, as set out below. It comprises this letter together with the following supporting information:

- Completed application forms.
- Location plan L(-)900.
- Drawing 0001 P1.

The detail submitted with the approved scheme indicated that the windows would be aluminium windows with anodised bronze window frames and flashings. No RAL number was provided. The sample panel constructed on site includes powder coated aluminium windows colour bronze.

This non-material amendment seeks confirmation of the use of power-coated aluminium windows with an RAL colour 1036M. This is shown on the attached drawing 0001 P1. There is no change in colour proposed, we simply seek to confirm the RAL number.



The proposed window treatment would be consistent with other developments in the immediate vicinity. Planning permission 11276//FO/2016/CE at 74-78 Great Ancoats Street uses a powder coated aluminium window with an RAL colour 1036M, identical to that proposed here. The detail on the Great Ancoats Street scheme was used as a reference for the building on Oldham Street with the intention that the windows would be the same colour. The Mulbury building on Blossom Street (12256/FO/2016) also uses a powder coated aluminium window although these windows differ in colour (grey).

Condition 15 on the planning permission requires details of drips to be used to prevent staining to be submitted to the council. The drip details are shown on the amended drawing.

In summary, the use of a powder coated aluminium window would be entirely consistent with developments in the surrounding area. The application therefore seeks clarification of the colour and window treatment and the details of drips.

In accordance with the above, the application complies with s.96a of the Town and Country Planning Act 1990 for the following reasons:

- The application is made on behalf of a person with an interest in the land to which the planning permission relates.
- The application is made in the form and manner prescribed by the development order.
- The proposed changes are not material.

If you require any further information or would like to discuss the application, please don't hesitate to contact me.

Yours sincerely
Emery Planning

Caroline M Payne

Caroline Payne BA (Hons), DIP TP, MRTPI, PIEMA
Director