

19th October 2020
CSAL-ZT-NMA_Application_Letter#

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Circle Square - Blocks 5&6

F.A.O Angela Leckie

Dear Madam/Sirs,

Circle Square – Application for Non-Material Amendments to Planning Permission for Plots 5 & 6 (Ref: 116450/FO/2017/C1)

On behalf of our client, Manchester Charles Street Residential Scottish Limited Partnership, we hereby submit an application under Section 96A of the Town and Country Planning Act 1990 in order to make a Non-Material Amendment (“NMA”) to Planning Permission 116450/FO/2017/C1. This application seeks to amend the wording of Condition 2 on the consent to vary the approved plans.

Planning History

Planning permission 116450/FO/2017/C1 was granted 12th September 2017 for the following description of development:

“The planning permission relates to the erection of a part-17 and part-38 storey building, comprising 417 residential apartments with communal ground and mezzanine storeys for amenity or commercial uses, on plots 5 and 6 of the Circle Square masterplan on Oxford Road in Manchester city centre.”

Pre-application discussions have been undertaken with planning officers at Manchester City Council who have confirmed that the changes proposed as part of this application are considered to be Non-Material Amendments to the approved development.

Proposed Amendments

We are proposing to split Unit T3 into two separate units (T3a & T3b) and provide additional louvre provision to unit T3b.

Cont.

Summary of Amended Documents

The proposed amendments are detailed on drawing references as follows:

Approved Drawings (Ref: 116450/FO/2017)	Replacement Drawings
1808-02-PA-2002 Rev C – Lower Ground Floor	1808-02-PA-2002 Rev D – Lower Ground Floor
1808-02-PA-2003 Rev C – Ground Floor	1808-02-PA-2003 Rev D – Ground Floor
1808-02-PA-2807 Rev A – South Elevation	1808-02-PA-2807 Rev B – South Elevation

The Submission

The application comprises of this covering letter and the following documentation:

- Completed application forms;
- Application drawings listed above;
- Description of Non-Material Amendments for Buildings 5&6.

Yours faithfully,

David Bates

Architect

Feilden Clegg Bradley Studios