

Planning

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Mr John Cooper
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Date: 16 October 2020

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 127913/NMC/2020

Description: Non Material Amendment - Rewording of condition 8 (secured by design) and the removal of conditions 18 (operating hours), condition 19 (signage, layout and design strategy) condition 26 (extraction), condition 27 (acoustic), condition 31 (air quality) and condition 32 (refuse).

Location: Plot 14 Circle Square Masterplan , Upper Brook Street, Manchester, M1 7DN

I refer to your application for a non-material amendment to planning permission reference 125554/JO/2019.

Condition 8 (secured by design)-The development hereby approved (excluding the demolition, clearance and the junction improvement works) shall not commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall achieve a Secured by Design accreditation. Written confirmation of Secured by Design accreditation shall be submitted to, and approved in writing by the local planning authority, within three months of the occupation of the building hereby approved.

Removal of condition 18 (operating hours)- On the basis that the ground floor commercial unit proposed in the original permission was removed by a subsequent NMA application (see application ref: 118838/NMC/2018), approved 22 January 2018. As such the required information set out in this condition is no longer necessary or relevant and is therefore removed.

Removal of condition 19 (signage, layout and design strategy) - On the basis that the ground floor commercial unit proposed in the original permission was removed by a subsequent NMA application (see application ref: 118838/NMC/2018), approved 22 January 2018. As such the required information set out in this condition is no longer necessary or relevant and is therefore removed.

Removal of condition 26 (extraction) - On the basis that the ground floor commercial unit proposed in the original permission was removed by a subsequent NMA application (see application ref: 118838/NMC/2018), approved 22 January 2018. As such the required information set out in this condition is no longer necessary or relevant and is therefore removed.

Removal of condition 27 (acoustics) -On the basis that the ground floor commercial unit proposed in the original permission was removed by a subsequent NMA application (see application ref: 118838/NMC/2018), approved 22 January 2018. As such the required information set out in this condition is no longer necessary or relevant and is therefore removed.

Removal of condition 31 (air quality) - On the basis that this information is included within the following documents submitted in support of the original planning application (113832/FO/2016): Ventilation Strategy (prepared by Hilson Moran); Environmental Statement Vol.1 Chapter 16: Air Quality; and Condition Condition Wording (125554/JO/2019) Reason Environmental Statement Vol.2 Appendix 16.1-16.7. and that these documents specifically contain the following information: 1. Drawings showing the location of the air intake points for the mechanical ventilation; 2. Confirmation that the mechanical ventilation will be compliant with the recommendations in the acoustic report; and 3. If any other good practice measures are being installed with regard to air quality as recommended by the IAQM. The condition is removed.

Removal of condition 32 (refuse commercial) -On the basis that the ground floor commercial unit proposed in the original permission was removed by a subsequent NMA application (see application ref: 118838/NMC/2018), approved 22 January 2018. As such the required information set out in this condition is no longer necessary or relevant and is therefore removed.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 125554/JO/2019. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 125554/JO/2019 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

Should you wish to discuss the matter further, please contact Angela Leckie using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing