MANCHESTER CITY COUNCIL

Planning

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Gareth Jones
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Date: 6 August 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: 127672/NMC/2020
Description: Non material amendment to planning permission 120893/FO/2018 to allow elevational alterations including alteration to window grid and openings, balconies and facade at Level 8 together with omission of fire escape stair to the Primrose Street Elevation
Location: 3 Bengal Street, Manchester, M4 6AQ

I refer to your application for a non-material amendment to planning permission reference 120893/FO/2018.

The proposal involves the amendments - elevational alterations including alteration to window grid and openings, balconies and facade at Level 8 together with omission of fire escape stair to the Primrose Street Elevation

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the appearance of the building.

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 120893/FO/2018. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 120893/FO/2018 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) The development hereby approved shall be carried out in accordance with the following additional drawings:

Drawings BS-900 - Site Plan
P16-082-FCH-BA-B-DR-A-3040 - Proposed Basement Floor Plan
P16-082-FCH-BA-00-DR-A-3041 - Proposed Ground Floor Plan

P16-082-FCH-BA-01-DR-A-3042 - Proposed First Floor Plan
P16-082-FCH-BA-02-DR-A-3043 - Proposed Second Floor Plan
P16-082-FCH-BA-03-DR-A-3044 - Proposed Third Floor Plan
P16-082-FCH-BA-08-DR-A-3045 - Proposed Third to Seventh Floor Plan
P16-082-FCH-BA-09-DR-A-3046 - Proposed Eighth Floor Plan
P16082-FCH-BA-XX-DR-A-1400 - Bengal and Radium Street Elevation
P16082-FCH-BA-XX-DR-A-1401- Primrose Street Elevation
P16082-FCH-BA-XX-DR-A-1402 - Silk Street Elevation
P16082-FCH-BA-XX-DR-A-1507 - Sections A-A, B-B
P16082-FCH-BA-XX-DR-A-1508 - Sections C-C, D-D

stamped as received by the City Council, as Local Planning Authority, on the 3 August 2020.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

14) The development hereby approved shall be carried out in accordance with site waste management strategy with the design and access statement and drawing P16-082-FCH-BA-B-DR-A-3040 stamped as received by the City Council, as Local Planning Authority, on the 3 August 2020. The details shall be implemented prior to the first occupation of both the residential and commercial elements of the development and thereafter retained and maintained in situ.

Reason - To ensure adequate refuse arrangement are put in place for the residential element of the scheme pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

24) Prior to the first occupation of the residential building element, the provision of 100 cycle spaces, as indicated on drawing P16-082-FCH-BA-B-DR-A-3040 stamped as received by the City Council, as Local Planning Authority, on the 3 August 2020 shall be implemented prior to the first occupation of the residential element of the development hereby approved and retained and maintained in situ for as long as the development remains in use.

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1,T1, T2 and DM1 of the Manchester Core Strategy (2012).

25) Prior to the first occupation of the residential element of the development hereby approved, the car parking layout, as indicated on drawing P16-082-FCH-BA-B-DR-A-3040 stamped as received by the City Council, as Local Planning Authority, on the 3 August 2020 shall be laid out, demarcated and made available. The car parking layout shall be retain and maintained for as long as the development remains in use.

Reason - To ensure car parking is available for the development pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012).

33) Notwithstanding the provisions Class O of Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the three floors of B1 office accommodation (as indicated on drawings P16-082-FCH-BA-00-DR-A-3041, P16-082-FCH-BA-01-DR-A-3042, P16-082-FCH-BA-02-DR-A-3043, P16-082-FCH-BA-03-DR-A-3044 stamped as received

by the City Council, as Local Planning Authority, on the 3 August 2020) shall be retained for the purposes of Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of B1.

Reason - To safeguard the office accommodation as part of maintaining the supply of suitable and sustainable office accommodation in this part of the City particularly accommodation suitable for small business pursuant to policies SP1 and EC1 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

Should you wish to discuss the matter further, please contact Jennifer Atkinson using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing