

Planning

Angela Leckie
Telephone: 0161 234 4651
a.leckie@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr Gareth Jones
Falconer Chester Hall Ltd.
2nd Floor The Lightwell
61-63 Brown Street
Manchester
M2 2JG

Date: 25 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: 127583/NMC/2020

Description: Non Material Amendment to application ref no 116401/FO/2017 comprising amendments to Feature Fins and backing panels, curtain walling specification, stone cladding detailing and ceramic tile jointing

Location: 25-27 Dale Street, Manchester, M1 1EY

I refer to your application for a non-material amendment to planning permission reference 116401/FO/2017.

Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development

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 116401/FO/2017. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 116401/FO/2017 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 drawings and documents:

(a) Site plans 02-02-001, 002 and 003;

(b) Dwgs P16-019-02-02-001 A, P16-019-02-02-002 C ,P16-019-02-02-003 B, P16-019-02-03-001 A, P16-019-02-03-002 D, P16-019-02-03-003 B , P16-019-02-03-004 B, P16-019-02-03-006 B , P16-019-02-03-007 D, P16-019-02-03-008 D, P16-019-02-03-010,

P16-019-02-04-001 D, P16-019-02-04-003 D, P16-019-02-05-002 D, P16-019-02-05-003 D, P16-019-02-05-004 D, P16-019-02-05-005 D, P16-019-02-05-006 D, P16-019-02-05-007 B, P16-019-02-05-008 C and P16-019-02-05-010 D

(c) Ventilation Strategy Statement by Zerum dated 26-04-17

(g) Waste Management Strategy as detailed in FCH's Design and Access Statement Appendix 1 and subject to servicing only being from Bunsen Street;

(h)) Recommendations in Watergrove Ltd's Environmental Standards Statement Revision: 2 18 May 2017 and Zerum's Energy Strategy Statement dated 16-05-17;

(i) Sections 3, 4 and 5 of the Crime Impact Assessment Version A dated 17-05-17;

(j) Recommendations in Hann Tucker Associates Noise Impact Assessment dated 18-05-17 in relation to noise emission limits for plant and equipment on or within the building subject prior to occupation of any part of the building, to a post completion report to verify that all of the recommended noise levels are being adhered to, being submitted and agreed in writing by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation:

(k) Mitigation measures contained in Wardell- Armstrong's Air Quality Assessment dated October 2017;

(l) Recommendations in WE Kamani Commercial Property Drainage Strategy 1059/002/001 September 2017;

(m) Recommendations in section 7 of Hann Tucker Associates Noise Impact Assessment Report 24310/NIA1 dated 18 May 2017; and

(n) Patrick Topham's e-mail in relation to any A4 tenancy agreement dated 27-10-17

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to Core Strategy SP 1, CC3, H1, H8, CC5 , CC6 , CC7, CC9 , CC10, T1, T2 , EN1, EN2 , EN3 , EN6 , EN 8, EN9, EN11, EN14, EN15, EN 16 , EN17, EN18, EN19, DM 1 and PA1 saved Unitary Development Plan policies DC19.1 , DC20 and DC26.1.

3) The proposed amendments relate to changes resulting from detailed design development and further structural investigations following the granting of planning permission

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

