

Planning

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Date: 9 March 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: 125388/NMC/2019

Description: Non Material Amendment to planning permission 109335/FO/2015/C1 to allow the raising of site levels and changes to the landscape scheme.

Location: Potato Wharf Blocks 3 & 4 , Potato Wharf, Manchester, M3 4LA

I refer to your application for a non-material amendment to planning permission reference 109335/FO/2015/C1.

Following an assessment of the details submitted, I confirm 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 amendments would not have a material impact upon the previously approved scheme, would not adversely affect visual or residential amenity within the area, would not have a material impact upon the overall quality of the development, and there are no material planning considerations to indicate otherwise.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 109335/FO/2015/C1. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to planning permission 109335/FO/2015/C1, still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended condition applies:

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 109335/FO/2015/C1. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 109335/FO/2015/C1 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) Condition 2

The development hereby approved shall be carried out in accordance with the following drawings and documents:

N5762/C800-15/012 Rev 0	- Plot 3 Viaduct Elevation
N5762/C800-14/011 Rev 0	- Plot 1 & 2 Viaduct Elevation
N5762/C800-15/010A-2 Rev A	- Topographical Survey
16042-P0750-A	- Proposed Site Plan
16042-A0700-T2	- Site Location Plan
16042-A2201-T4	- Typical Perimeter Section
16042-A2202-T4	- Typical Perimeter Section
16042-A0580	- Demolition Plan
16042-P1155-A	- Site Section A-A & Visuals
16042-P1150-A	- Site Elevations
16042-A3010-T7	- Ground Floor
16042-A3011-T6	- 1st Floor
16042-A3012-T6	- 2nd Floor
16042-A3013-T6	- 3rd Floor
16042-A3014-T6	- 4th Floor
16042-A3015-T6	- 5th Floor
16042-A3016-T6	- 6th Floor
16042-A3017-T7	- 7th Floor
16042-A3018-T5	- Elevation 1 & Roof
16042-A3150-T7	- Elevation 2 & 4
16042-A3151-T10	- Elevation 3
16042-A4150-T7	- Elevation 1
16042-A4151-T6	- Elevation 2 & 4
16042-A4152-T7	- Elevation 3
16042-A4018-T4	- Roof
16042-A4017-T8	- 7th Floor
16042-A4016-T8	- 6th Floor
16042-A4015-T8	- 5th Floor
16042-A4014-T8	- 4th Floor
16042-A4013-T8	- 3rd Floor
16042-A4012-T8	- 2nd Floor
16042-A4011-T8	- 1st Floor
16042-A4010-T6	- Ground Floor
315.100 Rev A	- Sections
315.004 Rev A	- Soft Landscape Plant and Tree Removals
254173-LPP-90-SW-L00-DPL-L-0001-P15	- Landscape GA
254173-LPP-90-SW-L00-DPL-L-0002-P15	- Hard Landscape Plan 1 of 2
254173-LPP-90-SW-L00-DPL-L-0003-P15	- Hard Landscape Plan 2 of 2
254173-LPP-95-SW-L00-DET-L-0300-P3	- Viaduct Elevations
254173-LPP-95-SW-L00-SEC-L-0301-P3	- Viaduct Sections Existing and Proposed Levels
254173-LPP-90-SW-L00-DSE-L-0106-P4	- Car Park Section
254173-LPP-95-SW-L00-DET-L-0214-T3	- Viaduct car parkin fencing and walling
254173-LPP-95-SW-L00-DET-L-0200-P1	- Viaduct Cycle Store
254173-LPP-95-SW-L00-DET-L-0214-P2	- Viaduct Car Parking Fencing & Walling
254173-LPP-95-SW-L00-DET-L-0300-P2	- Viaduct Elevations
254173-LPP-95-SW-L00-SEC-L-0301-P4	- Viaduct Sections Existing and Proposed
254173-LPP-90-SW-L00-DSE-L-0107-C3	- Viaduct Sections

Design and Access Statement Rev A by Weedon Architects June 2015;

Surface Water Drainage Maintenance C1114/DR/EAJ/Z0143 by Shepherd Gilmour Infrastructure August 2013;

Lend Lease by RLB June 2015;

Planning Statement by Deloitte June 2015;

Archaeological Desk Based Assessment by Oxford Archaeology North May 2015;

Extended Phase 1 Habitat Survey by WSP June 2015;

Crime Impact Statement Version A May 2015;

Pre-Assessment Estimator Tool for Sustainable Homes;

Pre-Consturction Survey by TVA Installations April 2015;

Wind Microclimate by Urban April 2015;

Acoustic Planning Report - Existing Noise Climate by Hoare LEA;

Transport Statement and Fraework Travel Plan by Shepherd Gilmour;

Tree Survey and Impact Assessment, Protection Plan and Aboricultural Method Statement by Midland Forestry June 2015;

Sunlight, Daylight and Overshadowing Assessment by Hulley ECO April 2015;

Energy Statement by Hulley ECO May 2015;

Environmental Standards Statement and Code for Sustainable Homes Pre-Assessment Report by Hulley ECO April 2015;

Ongoing Management Strategy by Livingcity Asset Management May 2015;

Air Quality Assessment by WSP June 2015;

Flood Risk Assessment and Drainage Statement by Shepherd Gilmour Infrastructure Ltd (C1114-Z0115 Version REV A) dated June 2015;

Phase 1 Geo-Environmental Site Assessment; and

The Minor Amendments Supporting Document dated 10th February 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.

Should you wish to discuss the matter further, please contact Lucy Harrison using the details above.

Yours faithfully,



Julie Roscoe

