

Planning

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Mr Niall Alcock
Deloitte LLP
2 Hardman Street
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Date: 28 May 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: 126839/NMC/2020

Description: Non-material amendments to the facade, internal layout, wind mitigation scheme, access and maintenance strategy for buildings 2, 3 & 4, variation of condition 2 (approved dwgs) and variation of condition 3, amend timescale for submission of certificate (BREEAM) attached to application ref no. 111025/FO/2016/C1 (as amended by application ref no. 121850/NMC/2018).

Location: Plots 2, 3 & 4 Circle Square Masterplan, Oxford Road, Manchester, M60 7HB

I refer to your application for a non-material amendment to planning permission reference 111025/FO/2016/C1.

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

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The proposed amendments relate to changes resulting from detailed design development, buildability issues and additional wind mitigation requirements necessitated by the constraints to tree planting on Oxford Road comprising the following:

Trees

It has been identified that three of the street trees proposed on Oxford Road cannot be installed due to the existing services under the pavement. These trees are located within the planning application boundary of Building 5&6 of the Circle Square Masterplan, but are

part of the masterplan-wide wind mitigation scheme and therefore affect the wind environment around Building 2.

To ensure the trees are not lost, they will be re-located within the landscaped area adjacent to Plot 12. The changes location of the trees is captured within two concurrent NMAs (126825 and 126838) submitted to amend the planning permissions for Buildings 5&6 and Building 12 (Ref. 116/450/FO/2017 and 125451/FO/2019, respectively).

This amendment application includes changes to an affected entrance and an update to the wind mitigation scheme

Façade Development - Buildings 2&4

A number of alterations to the facade of Buildings 2 and 4 are proposed as follows:

- *Mullion subdivision - intermediate vertical mullions are proposed to be removed from the spandrel panels of Levels 2-5 to create more variation across the façade moving up the building.
- * Signage - design development with signage panels to retail spaces spanning the whole bay.
- *Façade to reception area - following fit-out design, spandrel panels around the reception area have been changed from metal to glass to create a continuous full height elevation.

M&E, Access & Maintenance Development - Buildings 2&4

To facilitate the operation of the buildings a number of alterations relating to M&E, access and the maintenance of Buildings 2 and 4 are proposed:

- *Ductwork behind balustrade on Level 17 - Due to access restrictions and a dense plant space on the roof of Building 2, two low level vents will sit behind the 1100mm metal balustrade for two bays on the northern façade.
- *Building Maintenance Unit (BMU) change to Building 2 - The BMU for Building 2 has changed from a mono rail to a two track fixed system. To allow for easy in maintenance and use, the cradle for BLD 2 will be stored on the lower level (Level 17) from the park position of the unit (on Level 18). There will also be a grating at between the tracks to allow for maintenance.
- *Building 4 terrace balustrade - the metal balustrade around the Building 4 terrace has been changed from metal to glass on the eastern elevation overlooking Symphony Park (Plot 3).
- * Safety rail added around the rooftop Automatic Opening Vents (AOVs) - following design development and clarity around the access strategy, safety rails will be provided around the AOV's to ensure safe access to the roof is available for routine maintenance.
- * Due to a change in roofing sub-contractor, the lift over-runs have increased by 150mm to allow for upstands on both buildings.

Floor Plan Changes - Buildings 2&4

A number of amendments have been made to the floor plan of Buildings 2 and 4, including:

- * Basement Level - reconfigured internal access to units and layout changes to the substation, management suite, and accessible changing room.

- * Ground Floor - retail unit layouts have been amended to meet the incoming tenant requirements. This has resulted in the subdivision of some units and the introduction of some additional external doors.
- * Following fit-out design developments, WCs have been added directly from the reception area to simplify access through the core. The new retail unit layout and door locations impact the wind mitigation strategy following the removal of three trees on Oxford Road. Further details on this are provided later in this letter.
- * First Floor - the speed gate arrangement has been updated and slab outline amended following fit-out changes.
- * Levels 2-4 - middle door access to the core has been removed and a wall has been moved so that it is flush with the lobby.

Building 3 Design Development

Alterations to Building 3 are proposed following the design evolution process:

- * Fascia height - following detailed development of the stone fascia around the rim of the pavilions, the overall height has increased slightly.
- * Soffit material - the soffit material has been amended from granite to a PPC soffit. The powder coated colour will match the mullion colour and results in a cleaner finish that is easier to maintain. The material will be the same as the soffit material used on Buildings 2 and 4.
- * Staircase redesign - as the design of the internal staircases has continued to develop, the stairs in Building 3 have been changed from a circular stair to a dog-legged one.

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 111025/FO/2016/C1. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 111025/FO/2016/C1 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) 1813-FCBS-A-0100 Rev P5 (Site Location Plan), 1813-FCBS-A-0101-Illustrative Masterplan-P4, 1813-FCBS-A-0110-Proposed Masterplan-P4

(b) 1813-FCBS-A-0199-L00 Rev P3, 1813-FCBS-A-0200-L00 Rev P3, 1813-FCBS-A-0201-L01 Rev P3, 1813-FCBS-A-0202-L02-L04 Rev P3, 1813-FCBS-A-0205-L05 Rev P2, 1813-FCBS-A-0206-L06 Rev P2, 1813-FCBS-A-0206-L07-L11 Rev P1, 1813-FCBS-A-0212-L12 Rev P3, 1813-FCBS-A-0213-L13 Rev P3, 1813-FCBS-A-0214-L14 Rev P3, 1813-FCBS-A-0215-L15-L16 Rev P2, 1813-FCBS-A-0217-L17 Rev P3, 1813-FCBS-A-0218-L18 Rev P3, 1813-FCBS-A-0219-L19 Rev P2, 1813-FCBS-A-0220-L0B Rev P3,

(c) 1813-FCBS-A-0600 Rev P3, 1813-FCBS-A-0601 Rev P3, 1813-FCBS-A-0602 Rev P3, 1813-FCBS-A-0603 Rev P3, 1813-FCBS-A-0610 Rev P3, 1813-FCBS-A-0611 Rev P3, 1813-FCBS-A-0700 Rev P3, 1813-FCBS-A-0701 Rev P3, 1813-FCBS-A-0702 Rev P3,

(d) 1822-FCBS-A-0200 Rev P3, 1822-FCBS-A-0201 Rev P3, 1822-FCBS-A-0202 Rev P3, 1822-FCBS-A-0600 Rev P3, 1822-FCBS-A-0601 Rev P3 and 1822-FCBS-A-0700 Rev P3

(e) (landscaping) PL1502-1B1-P-002-02, PL1502-1B1-P-003-03, PL1502-1B1-P-004-03 PL1502-1B1-P-101-03, PL1502-1B1-P-201-03, PL1502-1B1-P-301-03, PL1502-1B1-P-401-03 and PL1502-1B1-P-501-02

(f) Oxford Road Tree Pit and Services Overlay prepared by Planit;

(g) Wind Technical Note prepared by NOVA (formerly BMT);

(h) Mitigation measures as set out in the Flood Risk Assessment (FRa) from Curtings Consulting (Ref ICMA0040/FRA/P1B dated 15th January 2016

(i) Recommendations contained in Crookes Walker Consulting Energy Strategy Statement dated 15-01-16 and Sustainable Assessments Ltd Environmental Standards Statement dated 15-01-16 to enable compliance the achievement of a reduction of 19% and hence compliance with the MCC's Policy EN6; and

(j) Recommendations in sections 3.3 and 4 of the Crime Impact Assessment Version A dated 14-01-16 ;

Reason - To ensure that the development is carried out in accordance with the approved plans. 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 DC18.1 DC19.1 , DC20 and DC26.1.

3) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least a 'very good' rating. Post construction review certificate(s) shall be submitted to, and approved in writing by the local planning authority, within three months of the occupation of the buildings hereby approved.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, policy DP3 of Regional Spatial Strategy for the North West (RSS), and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

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