



Our Ref: SwanSt/NL/EH
Your Ref: PP-08685844

1 May 2020

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Dear Jennifer,

Application for non-material amendment following grant of full planning permission reference 109840/FO/2015/N1 – Swan Street, Manchester

Avison Young ('AY') has been instructed on behalf of Capital & Centric ('the Applicant') to submit a non-material amendment application under Section 96A of the Town and Country Planning Act (1990) for the approved development (LPA Ref: 109840/FO/2015/N1) at land at 40 Swan Street, Manchester ('the site').

The application has been submitted electronically via the Planning Portal (Reference: PP-08685844). A payment of £259 has been made to the Planning Portal via BACs transfer.

Background

The site is located at the northern edge of Manchester City Centre and covers an area of approximately 0.17 hectares. Contained within the site boundary is a two-storey building located at the western boundary, a two-storey building located at the north eastern boundary and surface car parking on the remainder of the site.

Planning permission was granted on 31st July 2017 (LPA Ref: 109840/FO/2015/N1) for the following development on the site:

"Erection of a part 5, part 7 storey building to form 103 residential apartments (Use Class C3a) with ground floor commercial uses (Use Class A1, A2, A3, B1 or D1) with associated basement car parking following demolition of existing buildings"

Since the granting of planning permission Capital & Centric, alongside Kamani Property, has acquired the site with the intention of bringing forward high-quality development on this important site.

In the first instance Capital & Centric is seeking to implement the existing planning permission on the site to enable the existing buildings to be demolished.

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Regulated by RICS

This Section 96a Application

This non-material amendment application seeks to vary conditions 2, 4, 5, 6, 7, 9, 31, and 32 attached to planning permission ref: 109840/FO/2015/N1 to allow demolition to occur in advance of discharging certain detailed design elements, which do not relate to demolition works and that can reasonably be approved prior to any works occurring on the phased construction of the development. This approach has been discussed and agreed with MCC for this particular site prior to the preparation and submission of this application.

The table below sets out the conditions for which a variation is sought and the proposed wording for each (in **bold**):

Condition Number	Proposed variation (in bold)
2	<i>"Prior to the commencement of development (save for demolition), a detailed phasing plan (including timescales for implementation) for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The development shall then be carried out in accordance with the phasing plan and timescales agreed."</i>
4	<i>"Notwithstanding the drainage strategy on drawing 500 P1 stamped as received by the City Council, as Local Planning Authority on the 31 March 2017, (a) A phase of the development shall not commence (save for demolition) until a scheme for the drainage of surface water from the new development shall be submitted for approval in writing by the City Council as the Local Planning Authority.</i> <i>(b) The phase shall then be constructed in accordance with the approved details, within an agreed timescale.</i> <i>(c) Prior to the first occupation of the phase a verification report shall be submitted, including relevant photographic evidence, that the scheme has been implemented in accordance with the previously approved details."</i>
5	<i>"Notwithstanding the Preliminary risk assessment report stamped as received by the City Council, as Local Planning Authority, on the 31 March 2017, (a) A phase of the development shall not commence (save for demolition) until, the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority.</i> <i>• Submission of site investigation proposals;</i> <i>• Submission of a site investigation and risk assessment report;</i> <i>• Submission of a remediation strategy.</i> <i>(b) When the phase commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority before the residential element of the phase is occupied.</i> <i>In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised</i>

	<i>Remediation Strategy.”</i>
6	<i>“A phase of the development shall not commence (save for demolition) until a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;</i> <i>• Display of an emergency contact number;</i> <i>• Details of Wheel Washing;</i> <i>• Dust suppression measures;</i> <i>• Compound locations where relevant;</i> <i>• Location, removal and recycling of waste;</i> <i>• Routing strategy and swept path analysis;</i> <i>• Parking of construction vehicles and staff; and</i> <i>• Sheeting over of construction vehicles.</i> <i>The phase shall be carried out in accordance with the approved construction management plan.”</i>
7	<i>“A phase of the development shall not commence (save for demolition) until, a) a programme for the issue of samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority, the programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining in and a strategy for quality control management.</i> <i>b) All samples and specifications shall be submitted to and approved in writing in accordance with the programme as agreed under part a). The approved materials shall then be implemented as part of the phase.”</i>
9	<i>“Prior to any above ground works for a phase (save for demolition) (a) an Environmental Standards report shall be submitted for approval in writing by the City Council, as Local Planning Authority.</i> <i>(b) A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.”</i>
31	<i>“(a) Prior to the commencement of a phase (save for demolition), details of a local labour agreement in order to demonstrate commitment to recruit local labour for both the construction and operations element of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority.</i> <i>(b) The approved document shall be implemented as part of the construction and occupation phases of the development. Within six months of the first occupation of a phase details of the results of the scheme shall be submitted for consideration.”</i>
32	<i>“Prior to the above ground works of a phase (save for demolition), details of the access ramp from Mason Street shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the phase and remain in place for as long as the development remains in use.”</i>

I trust that the above details are sufficient to validate the application to allow you to progress it towards determination at your earliest convenience. Should you have any queries, please contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Neil Lucas', with a long horizontal stroke extending to the right.

Neil Lucas
Director
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For and on behalf of Avison Young (UK) Limited