

21 October 2019

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Planning Department
Manchester City Council
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FAO David Roscoe and David Brettell

Dear Sirs

St. John's, Manchester Goods Yard and No.1 Grape Street, Manchester: Section 96(a) Non-Material Amendment to Planning Permission Reference 121511/FO/2018

Please find enclosed an application submitted by Manchester Quays Developments (MGY) Limited for a Non-Material Amendment to Planning Permission ref. 121511/FO/2018, in accordance with Section 96(a) of the Town and Country Planning Act 1990.

The proposals are submitted in order to enable the forthcoming Globe and Simpson ('G&S') amendments that propose the removal of the approved vehicular basement ramp access off Quay Street. Access is now offered by Water Street and the proposed basement reconfiguration to Manchester Goods Yard ('MGY') facilitates a route to the basement of G&S.

Proposed Non-Material Amendment

The proposed Non-Material Amendment to the basement car park layout for MGY provides revised access to the G&S basement car park. The reconfiguration of the basement includes the relocation of a retaining wall and a consequential 3% reduction in the number of parking spaces (12 spaces). As such, a substitution of the Basement Layout Plan approved by PP Ref.: 121511/FO/2018 and listed in Condition 2 is required.

This proposal is essential for the phasing of St. Johns Place, allowing St John's Place Tower ('SJPT') and G&S to be delivered sequentially; the under construction G&S development can therefore be delivered and operated during the construction of SJPT. The approved route prevents Allied London from progressing sub-structure works, whereas the revised route would circumnavigate this space.

The proposed reconfiguration does not alter any other details of the original Planning Permission (ref 121511/FO/2018) for Manchester Goods Yard and is solely required to enable the phased and sequential delivery of St. John's Place.

Concurrent Applications

This Application ensures that there is consistency with the Minor Material Amendment proposed to the Globe and Simpson Planning Permission (Ref.: 121721/FO/2018) and the standalone Full Planning Application for the new link route, submitted concurrently.

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Summary

In addition to this cover letter, the submission comprises the following:

- Completed Application Forms and Certificates;
- Red Line Boundary Plan for 121511/FO/2018 (Ref.: SJQ-600-CTA-XX-L00-DR-A-07502)
- Original Basement Plan (SJQ-600-CTA-XX-B01-DR-A-07101-RevP07);
- Revised Basement Plan SJQ-099-ALL-XX-XX-DR-S-04001); and
- Application fee cheque payable to Manchester City Council for £234.

On the basis of the information submitted, we seek your agreement that the proposed amendments are acceptable and can be dealt with as a Non-Material Amendment.

I would be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact me or my colleague Michael Percival (0161 455 6672 / mipercival@deloitte.co.uk).

Yours faithfully

John Cooper
Deloitte LLP

Encs: