MANCHESTER CITY COUNCIL

Planning

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Mr David Tye
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Date: 26 April 2019

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: 123173/NMC/2019
Description: Non material amendment to application ref no 113713 (as amended by application ref no 119143) to include amendments to apartment layouts, reinstatement of 1 apartment (removed under 119143- total increase from 37 to 38 approved under 119143) repositioning of basement walls for construction purposes and reduction of basement footprint, setting back of accommodation from 25-27 Church Street.
Location: Red Lion Street / 2 Union Street , Manchester, M4 1PT

I refer to your application for a non-material amendment to planning permission reference 113713/FO/2016.

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

The proposed amendments relate to changes resulting from detailed design development and buildability issues comprising reintroduction of the 38 apartments (increased from 119143 S96 application), changes to apartment layouts with the residential occupancy of the building reducing from 115 persons (as approved under 113713/FO/2016) to 103 persons, slight repositioning of the basement walls required for construction purposes (but with the benefit of allowing for a slight increase to the bin store, cycle store and plant room areas), external changes comprising a set back of the northern elevation from 27-29 Church Street compared with 113713/FO/2016 and a reduction in the basement footprint.

The proposed adjustments will allow for improved functioning of the development in terms of deliverability, operational efficiency access, structure and safety.

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 113713/FO/2016. These documents should be read in

conjunction with one another. Therefore, the conditions previously applied to approval 113713/FO/2016 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) Dwg 001 Rev C (Submitted 23rd August 2016);

(b)Covering Letter dated 09 February 2018 (jr171141dt01) and Accommodation schedule (Apartment Types - Area Schedule, dated 09 February 2018);

(c) Dwgs E 100 (Submitted 23rd August 2016), P000 Rev 2 Basement NMA Planning Amendments, P001 Rev 4 Ground Floor NMA Planning Amendments P002 Rev 2 First Floor NMA Planning Amendments, P003 Rev 2 Second Floor NMA Planning Amendments, P004 Rev 2 Third Floor NMA Planning Amendments, P005 Rev 2 Fourth Floor NMA Planning Amendments, P006 Rev 2 Fifth Floor NMA Planning Amendments, P007 Rev 2 Sixth Floor NMA Planning Amendments, P008 Rev 2 Seventh Floor NMA Planning Amendments, P009 Rev 2 Eighth Floor NMA Planning amendments, P010 Rev 2 Nineth Floor NMA Planning Amendments, P011 Rev 2 Tenth Floor NMA Planning Amendments and P012 Rev 2 Roof Level NMA Planning Amendments;

(c) Dwgs P101 Rev J (21st October 2016), P016 Rev 2 Red Lion Street Elevation NMA Planning Amendments, P014 Rev 3 Catlow Lane Elevation NMA Planning Amendments, P015 Rev 3 Church Street Elevation NMA Planning Amendments, P013 Rev 4 Union Street Elevation NMA Planning Amendments and SK 02 025 Courtyard NMA Planning Amendments;

(d) SK 02 027 Duplex Type A* Planning Amendments, SK 02 028 Duplex Type B* Planning Amendments, SK 02 029 Apartment Type A Planning Amendments, SK 02 030 Apartment Type C Planning Amendments, SK 02 031 Apartment Type C+ Planning Amendments, SK 02 032 Apartment Type D* Planning Amendments, SK 02 033 Apartment Type D Planning Amendments, SK 02 034 Apartment Type D1 Planning Amendments, SK 02 035 Apartment Type E Planning Amendments 33) SK 02 036 Apartment Type E+ Planning Amendments, SK 02 037 Apartment Type F Planning Amendments, SK 02 038 Apartment Type G Planning Amendments, SK 02 039 Apartment Type H Planning Amendments, SK 02 040 Apartment Type I Planning Amendments and SK 02 041 Apartment Type J Planning Amendments

(e) Dwgs P-205 Rev G (Submitted 23rd August 2016),

(f) Dwgs A-a, P-301 Rev B (Submitted 23rd August 2016), B-b, P-302 Rev B (Submitted 23rd August 2016) and C-c, P-303 (Submitted 23rd August 2016);

(g) Dwgs Typical Bay Detail Type 1 (Submitted 21st October 2016), 8914 P-402 Rev B, Typical Bay Detail Types 2, 3 & 4 (Submitted 21st October 2016), 8914 P-403 Rev B, Typical Bay Detail Types 5 & 6 (Submitted 21st October 2016), 8914 P-404 Rev B, Typical Bay Detail Types 7 & 8 (Submitted 21st October 2016), 8914 P-405 Rev B, Typical Bay Detail Type 9 (Submitted 21st October 2016), 8914 P-406 Rev B, Typical GF Bay Detail Type 1 (Submitted 21st October 2016), 8914 P-407 Rev B and Typical GF Bay Detail Type 2 (Submitted 21st October 2016);

(h) Dwgs Footway Design/Refuse Vehicle Swept Path Assessment 1793-01/ATR101 Rev C (Submitted 23rd August 2016), Footway Design Rigid Vehicle Swept Path Analysis

1793-01/ATR102) Rev C (Submitted 23rd August 2016) and Loading Bay/Footway Design 1793-01/SK101, Rev B (Submitted 23rd August 2016):

(i) Recommendations in Crime Impact Assessment Version C : 25th July 2016 REFERENCE: 2015/1105/CIS/01; and

(j) Recommendations of Bat Survey, by Rachel Hacking Ecology (Submitted 23rd August 2016)

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 polices DC19.1 , DC20 and DC26.1.

Should you wish to discuss the matter further, please contact Angela Leckie using the details above.

Yours faithfully,



Julie Roscoe
Head of Planning, Building Control & Licensing