MANCHESTER CITY COUNCIL

Planning

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P O Box 532 Town Hall
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Mr John Cooper
Deloitte LLP
2 Hardman Street
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Date: 2 August 2018

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: 120379/NMC/2018
Description: Non material amendment to planning permission referenced 111347/FO/2016/N1 to allow variations to conditions 2 (specified plans), 12 (highways works), 13 (bicycle facilities), 27 (waste management), 34 (landscaping) and 50 (MUGA details) to allow design amendments including elevational alterations in relation to materials, location of external doors, type of external doors, additional louvres, bridge link, and reconfiguration of internal and external space at both basement, ground and level 07 of the development
Location: Angel Gardens (Plot L) , Manchester

I refer to your application for a non-material amendment to planning permission reference 111347/FO/2016/N1.

Paragraph 1
The proposed amendment relates to the following works:-

- An increase in the size of the main reception area , with associated reduction of the proposed floor area to Commercial Unit 3 from 417sq.m. to 346sq.m;
- Reconfiguring the marketing suite / MODA management officer to provide a larger meeting room, and the management suite moving into the staff office;
- Reduction in size of laundry room, on the basis of apartments each having a washing/drying machine. This would enable the provision of an additional cycle hub space, with additional cycle storage bays and also a cycle repair and wash area for residents;
- Cycle hub , parcel store and laundry drop and would be connected internally via a new corridor along the courtyard;
- Amendment of door locations to relate to new ground floor layout.
- The bridge link from the level 7 internal and external spaces would be rationalised and widened to improved accessibility , and enable movement of larger equipment between the two areas for maintenance of the building;

- Internally within the shared amenity space on level 7, the cinema room would be removed to enable a larger gym space. The proposed 'sky' lounge area would be subdivided to from a 'dinner club' library and lounge area;
- Additional curtain wall louvres are proposed between Blocks A,B and C in order to ventilate apartments. A 600mm deep louvre band is also proposed (consistent with the 600mm cladding module , to the commercial unit 3 along Rochdale Road and the courtyard to improve ventilation.
- Louvres are proposed at ground floor level within the courtyard to the primary generator and boiler room;
- An area of soft landscaping is proposed at the entrance to the basement car park in order to respond to the changes in level;
- The layout if the basement car park has been reconfigured to ensure that disabled bays are not located within restricted headroom areas;
- The reconfiguration of the base area would allow level access to be provided , and associated removal of platform lifts;
- A water attenuation storage and plant room, ancillary storage and communications room is proposed within the basement area;
- Proposed amendment of alignment of spandrel panels with internal configuration of privates paces such as bathrooms, and to correspond with spandrel panels on lower floors;
- Openable windows to be provided to each habitable space.
- Penthouse levels 33 and 34 general arrangement reconfigured.
- Creation of a route within the building at ground floor layout plan and associated Angel Street and courtyard elevational changes to facilitate separate access to this route to enable access for gardening equipment and mobile elevating work platforms and for no other vehicles (confirmation of use of the route through the ground floor of the building received on 26th July 2018 by email from planning agent).

The proposed amendments have been assessed, and it can be confirmed that the changes are considered to be of a non-material nature and are considered to be acceptable to the City Council as the Local Planning Authority. The proposed amendments are of a minor nature and will not make any significant impact on the nearby Smithfield and Shudehill Conservation Areas. Furthermore it is considered that the proposed amendments will not have any detrimental impact on the overall design, and external appearance of the previously approved scheme.

The landscaping shall be implemented in accordance with the details shown on PL1378-GA-P100 revision 08 (landscaping masterplan);PL1378-GA-P101 revision 06 (Hard Landscape Plan);PL1378-GA-P102 revision 05 (Soft Landscape Plan and schedule);PL1378-GA-P105 revision 05 (Landscape Levels and Access Plan); PL1378-GA-P207 (Zone 7 -Roof Terrace) received by email on 31st July 2018.
Prior to commencement of the landscaping scheme, samples of materials to be used in the hard landscaped areas within the scheme shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

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 111347/FO/2016/N1. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 111347/FO/2016/N1 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 drawings numbered 140006-PL-00-99- 001 R01(red line boundary plan);

140006-PL-00-002 R01(block plan), 14006-PL-20-004 R0 1 (first , third and fifth floor plan), 14006-PL-20-005 R01 (second and four floor plan), 14006-PL-20-006 R01 (sixth floor plan), 14006-PL-20-007 R01 (seventh floor plan), 14006-PL-20-008 R01 (eighth-thirty first floor plan), 14006-PL-20-009 R01 (thirty second & thirty third floor plan), 14006-PL-20-010 R01 (thirty fourth floor plan);

14006-PL-21-001 R01 (detail street elevation study plan), 14006-PL-21-002 R01 (detail garden elevation study plan), 14006-PL-21-003 R01 (detail street elevation study crown plan), 14006-PL-21-004 R01 (detail tower elevation study plan), 14006-PL-21-005 R01 (detail tower elevation study - residents amenity floor), 14006-PL-21-006 R01 (detail tower elevation study crown plan);

14006-PL-20-101 R01 (contextual elevations sheet 01 plan), 14006-PL-20-102 R01 (contextual elevations sheet 02 plan), 14006-PL-20-103 R01 (street elevation Miller Street plan), 14006-PL-20-104 R01 (street elevation Rochdale Road plan), 14006-PL-20-105 R01 (street elevation Angel Street plan), 14006-PL-20-106 R01 (street elevation Angel Mews plan);

140006 PL 20 201 R01 (contextural sections) , 140006 PL 20 202 R01 (GA Section A-A), 140006 PL 20 203 R01 (GA Section B-B), 140006 PL 20 204 R01 (GA Section C-C) , 140006 PL 20 205 R01 (GA Section D-D) , 140006 PL 20 206 R01 (GA Section E-E) , 140006 PL 20 207 R01 (GA Section F-F);

140006 PL 301 R01 (Visualisation), 140006 PL 302 R01 (Visualisation), 140006 PL 303 R01 (Visualisation), 140006 PL 304 R01 (Visualisation), 140006 PL 305 R01 (Visualisation), 140006 PL 306 R01 (Visualisation),
140006 PL 307 R01 (Visualisation);

PL1378.M100 rev.4 (landscape masterplan), PL1378.M102 rev.3 (Hardworks Plan) , PL1378.M103 rev.3 (Softworks Plan), PL1378.M 300 rev.3 (Section - Angel Mews), PL1378.M 301 rev.3 (Section - Courtyard), PL1378.M 302 rev.3 (Section - Rochdale Road), PL1378.M500 rev.1 (roof garden);
and Environmental Impact Assessment Volume 1(Environmental Statement), Volume 2 (Technical Appendices) and Volume 3 (Non Technical Summary) , Design and Access Statement, Crime Impact Statement (ref: 2104/0522/CIS/01 rev. A), Statement of Community Involvement, Extended Phase 1 Habitat Survey (ref: RT-MME-115660), Tree Constraints Survey, Site Waste Management Plan (ref:033047 date 03.12.2014 rev.01), Operational Waste Management Plan(ref:033047 date 03.12.2014 rev.01), Television Baseline Survey report, Environmental Standards Statement , Energy Statement, Ventilation Statement (December 2014) , Arkwright's Shudehill Mill: Principles of Interpretation (Deloitte December 2014), Transport Assessment, Planning and Tall Building Statement and Sunlight, Daylight and Overshadowing Lighting Report,

Framework Residential Management Strategy, Transport Assessment (Version 1.0) , Planning and Tall Buildings Statement stamped as received on 23rd December 2014.

Archaeological Impact Document received by e-mail on 20th January 2015; 14006-PL-20-113 R01 (Basement Extents Miller Street), 14006-PL-20-114 R01 (Basement Extents Rochdale Road) 14006-PL-20-115 R01 (Basement Extents Angel Street), 14006-PL-20-116 R01 (Basement Extents Angel Mews) by e-mail on 4th March 2015.

E-mail dated 6th March 2015 received from Deloitte LLP.

Plan refs: Basement Floor Plan ref. 14006-PL-20-001 rev.01, Lower Ground Floor Plan ref. 14006-PL-200-02 rev.02 , Ground floor plan 14006-PL-20-003 rev.02, Delivery /Loading Access Arrangements - Autotrack analysis ref :4018/SK001/001 rev.B , Proposed pick up/drop off point - Auto Track analysis Ref : 4018/SK001/004, Cycle Provision ref : PL1378.SK100 rev.01 received by e-mail dated 9th March 2015 received from Deloitte LLP.

Proposed Car Park Auto Track Analysis drawing ref : 4018 /SK001/003 rev.A received by e-mail dated 17th March 2015 received from Deloitte LLP.

As amended by 140006 PL 20 202 R02 (GA Section A- A), 140006 PL 20 203 R02 (GA Section B - B), 140006 PL 20 204 R02 (GA Section C - C) , 140006 PL 20 205 R02 (GA Section D - D) , 140006 PL 20 206 R02 (GA Section E - E) , 140006 PL 20 207 R02 (GA Section F - F); 14006-PL-20- 103 R02 (street elevation Miller Street plan), 14006-PL-20-104 R02 (street elevation Rochdale Road plan), 14006-PL-20-105 R02 (street elevation Angel Street plan), 14006-PL-20-106 R02 (street elevation Angel Mews plan); 14006-PL-20-001 rev.03 (Basement Floor Plan), 14006-PL-20-003 rev.02 (Ground Floor Plan), 14006-PL-20-004 rev.02 (first, third and fifth floor), 14006-PL-20-005 rev.02 (second and fourth floor) , 14006-PL-20-006 rev.02 (sixth floor) 14006-PL-20-007 rev.02 (seventh floor); and 140006-PL-90-001 stamped as received on 9th February 2016.

E-mail dated 2nd March 2016 from Deloitte regarding managed car share parking spaces;

E-mail 3rd March 2016 from Deloitte including the Addendum to the Operational Waste Management Strategy dated 26th January 2016.

Plan ref: 14006-PL-20-002 rev.05 (Lower Ground Floor Plan) received by e-mail 4th March 2016.

As amended by 14006-PL-20-103 R04.1 (marked up street elevation Miller Street plan), 14006-PL-20-104 R04.1 (marked up street elevation Rochdale Road plan), 14006-PL-20-105 R04.1 (marked up street elevation Angel Street plan), 140006 -PL21-001 rev R03.1 stamped as received on 24th August 2016.

As amended by
MAG-RYD-00- ZZ-DR-A-36006 P01 (GA Elevations 06 - Tower Courtyard); MAG-RYD-00- ZZ-DR-A-38002 P01 (GA Sections 02); MAG-RYD-00- B1-DR-A-30598 P01 (Level B1 GA Plan); MAG-RYD-00- LG-DR-A-30599 P01 (Level LG GA Plan); MAG-RYD-00-00-DR-A-30500 P01 (Level 00 GA Plan) as amended by contents of e- mail from planning agent Deloitte dated 26th July 2018 in relation to the creation of a route within the building at ground floor layout, which would only be used to enable access for gardening equipment and mobile elevating work platforms and for no other vehicles; MAG-RYD-00-07-DR-A-30507 P01 (Level 07 GA Plan); MAG-RYD-00- ZZ-DR-A-30509 P01 (Level 33-34 GA Plan); stamped as received 19th June 2018;

And MAG-RYD-00- ZZ-DR-A-36001 P01 (GA Elevations 01 - Rochdale Road) (notwithstanding wind baffle design); MAG-RYD-00- ZZ-DR-A-36002 P01 (GA Elevations 02 - Miller Street) (notwithstanding wind baffle design); MAG-RYD-00- ZZ-DR-A-36003 P01 (GA Elevations 03 - Angel Mews 1); MAG-RYD-00- ZZ-DR-A-36004 P01 (GA Elevations 04 - Angel Mews 2); MAG-RYD-00- ZZ-DR-A-36005 P01 (GA Elevations 05 - Angel Street) (notwithstanding wind baffle design); MAG-RYD-00- ZZ-DR-A-38001 P01 (GA Sections 01);
MAG-RYD-A-38003 P01 (GA Sections 03); PL1378-GA-P100 revision 08 (landscaping masterplan);PL1378-GA-P101 revision 06 (Hard Landscape Plan);PL1378-GA-P102 revision 05 (Soft Landscape Plan and schedule);PL1378-GA-P105 revision 05 (Landscape Levels and Access Plan); PL1378-GA-P207 (Zone 7 -Roof Terrace) received by email on 31st July 2018

Content of e-mails from Planning agent Deloitte dated 26th July 2018 and 31st July 2018

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 for Manchester.

12) Full detailed designs (including specifications) of all highways works (as shown on plan refs: PL1378-GA-P101 revision 06 (Hard Landscape Plan); and MAG-RYD-00- 00-DR-A-30500 P01 (Level 00 GA Plan) (as amended by contents of e- mail from planning agent Deloitte dated 26th July 2018 in relation to the creation of a route within the building at ground floor layout, which would only be used to enable access for gardening equipment and mobile elevating work platforms and for no other vehicles); shall be submitted to and approved in writing by the City Council as Local Planning Authority, within 8 weeks of the development commencing. The development shall be implemented in accordance with the approved details prior to the commercial uses being brought into use and prior to any residential unit being first occupied.

Reason - In the interests of highway safety, pursuant to policy T1 of the Core Strategy for Manchester.

13) No part of the development shall be occupied until the facilities for bicycle parking have been provided in accordance with details to be submitted to and approved in writing by the City Council as local planning authority, and in accordance with the locations shown on plan ref: MAG-RYD-00- 00-DR-A-30500 P01 (Level 00 GA Plan) received on 19th June 2018.These facilities shall then be permanently retained and reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport, pursuant T1 and DM1 of the Core Strategy for Manchester.

27) The waste management strategy approved by the City Council as local planning authority and detailed in Operational Waste Management Plan (ref:033047 date 03.12.2014 rev.01), as updated by revised Operational Waste Management Statement (9th February 2016) and plan ref: MAG-RYD-00- LG-DR-A-30599 P01 (Level LG GA Plan) received on 19th June 2018; shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason -To protect the amenity and public health of the occupiers , once the development hereby approved is occupied, pursuant to policies SP1 and DM1 of the Core Strategy for Manchester.

Should you wish to discuss the matter further, please contact Sue Wills using the details above.

Yours faithfully,



Julie Roscoe
Head of Planning, Building Control & Licensing