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**Submitted via the Planning Portal Ref: PP-07213695**

Dear Sir of Madam

**Section 73 Of The Town And Country Planning Act 1990 (As Amended) Application to vary condition 2 and remove condition 3 of planning permission reference 119486/FO/2018**
**One St Peter's Square, Manchester, M2 3AE**

## Introduction

We write on behalf of our client, WeWork, to apply to vary condition 2 (approved plans) and remove condition 3 (material) attached to planning permission reference 119486/FO/2018.

## Application Documents

The application comprises this covering letter and the following documents:

1. Application form and relevant certificates
2. Drawing references:
    a. 54383-PL1-AR01 Location Plan
    b. 54383-ELE-SW02 Rev B Existing/Proposed Louvered Soffit Details
    c. Reflected Soffit Plan DR-XX-001-P102
3. 1 SPS Visuals
4. Indicative Material Sample

## Development Description

The proposed development description is as follows:

*Application to vary condition 2 (approved plans) and remove condition 3 (materials) attached to planning permission 119486/FO/2018 to allow replacement soffit material to match existing.*

## The Original Permission

Planning permission was originally granted for the *'alteration to second floor soffit panel on Oxford Street Elevation to allow air intake to offices on floors 2 and 3'* on 22 June 2018 (reference 119486/FO/2018).

The application sought to introduce louvered slots within the existing panels in the triangular section of the 2nd floor soffit, above the double height entrance to Fumo restaurant. The slots would allow are intake and exhaust to service the WeWork offices located on floors two and three of the building. The existing panels were to be removed, machine cut with the required ventilation slots and reinstalled in the same location. Other than the formation of ventilation slots within the existing soffit panels, no other external plant or alterations were proposed.

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A series of options were originally explored, and it was considered that the preferred solution was to draw fresh air into the floors via the creation of louvered slots within the existing 2nd floor soffit panels. This conclusion was deemed acceptable by the Council, through the grant of the original permission.

The Original Permission has 3 conditions:

- Condition 1 – Time Limit
- Condition 2 - Approved drawings and documents
- Condition 3 – Use of existing soffit panels

This application seeks to vary Condition 2 and remove Condition 3 of the extant permission for the reasons set out below.

**The Proposal**

Following the original grant of the above planning permission further investigation has been carried out on the existing soffit panels. It was found that these soffit panels could not accommodate the proposed slots required to provide ventilation. The existing panels are unable to be re-worked on a Computer Numerical Control (CNC) machine based on their cassette profile, and therefore the only way to create the ventilation slots within the existing panels would be to cut them by hand. This, however, would result in an unsightly rough and uneven edge which would not be in keeping with the character or appearance of 1 St Peter's Square.

Therefore, an alternative panel has been sourced which is identical in appearance and colour to the existing soffit material. The proposed panel will be made of 3mm thick aluminium, the colour has been proposed as RAL9006 to match the existing. The panels will be CNC machine cut to accommodate the louvered slots.

Other than the replacement of the existing soffit panels, no other external plant of alterations are proposed. The number, direction and sizing of the ventilation slots remain unchanged from those consented in the Original Permission. As such, the

The application therefore seeks to vary condition 2 of the extant permission, which lists the approved drawings and documents. The application also requests the removal of Condition 3, which requires the use of the existing soffit panels.

**Condition 2**

Condition 2 of the Original Permission is drafted as follows:

*"The development hereby approved shall be fully in accordance with the following drawings and documents:*

- *Location Plan Ref 54383-PL1-ARO1, showing site edged red, date stamped 22 March 2018 by the City Council, as local planning authority.*
- *Covering letter from Savills, dated 24th May 2018, including the attached information: -*
    - *Updated SW Elevation (Drawing Ref: 54383-ELE-SW02 Rev A)*
    - *Visual 1 – From Fumo Entrance and Proposed Ventilation Slots*
    - *Visual 2 – From across Oxford Street Proposed Ventilation Slots*
    - *Viewpoint Montage*
    - *Indicative Material Sample detailing the type and position of the slots to be cut into the existing panel.*

*Reason – For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans, pursuant to Policy DM1 (Development Management) of the Manchester Core Strategy."*

We request that the condition is varied as follows:

*"The development hereby approved shall be fully in accordance with the following drawings and documents:*

- *Location Plan Ref 54383-PL1-ARO1, showing site edged red, date stamped XXXXX by the City Council, as local planning authority.*

- *Covering letter from Savills, dated 01 October 2018, including the attached information: -*
    - *Updated SW Elevation (Drawing Ref: 54383 ELE-SW02 Rev B)*
    - *Reflected Soffit Plan DR-XX-001-P102*
    - *Visual 1 – From Fumo Entrance and Proposed Ventilation Slots*
    - *Visual 2 – From across Oxford Street Proposed Ventilation Slots*
    - *Viewpoint Montage*
    - *Indicative Material Sample detailing the type and position of the slots to be cut into the existing panel.*
    - *Sample Panel as submitted to the Local Planning Authority..*

*Reason – For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans, pursuant to Policy DM1 (Development Management) of the Manchester Core Strategy."*

**Condition 3**

Condition 3 states:

*"The existing soffit panels shall be utilised to provide ventilation slots, and replaced, as existing, and no new materials shall be introduced as part of the proposed development.*
*Reason: For the avoidance of doubt, in the interests of visual amenity, pursuant to Policy DM 1 of the Core Strategy."*

As described above, further investigation has concluded that the existing soffit panels are unable to accommodate the proposed ventilation requirements, and we therefore request that condition 3 is removed.

**Policy**

**Core Strategy (2012)**

The Manchester Core Strategy was adopted in July 2012, and is the key overarching DPD within the LDF. The Core Strategy has superseded several elements of the Manchester UDP. As the principle of the development has already been accepted by the Council, this section will focus on policies related to design.

Policy CC9 of the Core Strategy (Design and Heritage) states that design should give particular attention to the City Centre context and character, and preserve or enhance identified heritage assets, including listed buildings and conservation areas.

Policy EN3 of the Core Strategy (Heritage) further states that development must be designed to support the preservation or enhancement of the historic environment.

Policy DM1 states that all development should have regard to a number of specific issues, including:

- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity including noise, vibration, air quality and odours.

**Consideration**

**Visual Impact**

The proposed soffit panels are fully sympathetic to the existing building structure and materials. The colour proposed will match the existing panels, and there visual impact will be minimal. The number, direction and sizing of the ventilation slots remain unchanged from those consented in the Original Permission.

As per the Original Permission, the soffit panels would only be visible from a limited number of locations, primarily from Oxford Street immediately adjacent to the entrance to Fumo. The existing panels are located at

a very high level and their replacement would therefore be considered to have very little visual impact. The existing lighting solution will remain unchanged.

The impact to St Peter's Conservation Area and the surrounding historic environment is considered to be negligible, as visual impact of the change in soffit panels will be negligible.

**Conclusion**

The proposed amendments to permission 119486/FO/2018 will facilitate the increase of fresh air to the 2nd and 3rd floors of One St Peter's Square, a requirement of the existing tenant WeWork.

Condition 2 is required to be varied to take account of the proposed change in materials. The use of the existing soffit panels, as required by condition 3, is now considered to be unachievable and it is requested that this condition is removed.

The impact to St Peter's Square Conservation Area and the surrounding historic environment is considered to be negligible, as visual impact will be minimal.

The principle of the development has previously been accepted by the Council through the approval of 119486/FO/2018; the amendments are necessary to implement this permission.

In light of the above, we conclude that the proposed amendments are acceptable in design and policy terms, and therefore the application should be approved without delay.

We trust that the details included above and in the enclosed supporting information provide you with sufficient information to register the application and that it can be dealt with positively.

Should you require any clarification or additional information, please contact either Jay Patel (0161 602 8258) or Olivia Pemberton (0161 602 8661) at these offices.

Yours faithfully



**Savills**
Planning

Encs.