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16 April 2018

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Angela Leckie

Dear Angela

Manchester New Square (Land at Princess Street and Whitworth Street, Manchester)
Application for Non-Material Amendment: Planning Permission 114585/FO/2016
Planning Portal Ref PP-06898566

Please find enclosed an application under Section 96a of the Town and Country Planning Act 1990 for a Non-Material Amendment to Planning Permission 114585/FO/2016 (dated 9 March 2017) for the redevelopment of Land at Princess Street / Whitworth Street, Manchester (known as 'Manchester New Square' (MNSQ)). The applicant is Urban & Civic (Princess Street) Limited.

The Non-Material Amendment Proposal

The MNSQ Planning Application was accompanied by a Pre-Construction TV Reception Survey carried out by Taylor Bros in June 2015. This noted that there may be potential impacts on reception as a result of the construction of the development and that mitigation measures may be required, however a planning condition relating to television interference was not attached to the Planning Permission.

Discussions have taken place between the applicant and Local Planning Authority following concerns raised by local residents on how any potential impacts on their television reception will be mitigated. The applicant is committed to investigating any complaints received relating to television interference and to put into place appropriate mitigation measures, and following discussions with the LPA, is happy to accept a further condition attached to the MNSQ consent to regularise this position. Therefore, the "non-material" change sought to the MNSQ Planning Permission seeks to attach the following additional planning condition to the MNSQ consent (proposed condition wording as agreed with the LPA prior to the submission of this application):

Following commencement of construction of the hereby approved development, any interference complaint received by the Local Planning Authority shall be investigated to identify whether the reported television interference is caused by the Development hereby permitted. The Local Planning Authority will inform the developer of the television interference complaint received. Once notified, the developer shall instruct a suitably qualified person to investigate the interference complaint within 6 weeks and notify the Local Planning Authority of the results and the proposed mitigation solution. If the interference is deemed to have been caused by the Development, hereby permitted mitigation will be installed as soon as reasonably practicable, but no later than 3 months from submission of the initial investigation to the Local Planning Authority. Television interference complaints are limited to 12 months from the completion of the Development hereby permitted.

Reason - To ensure terrestrial television services are maintained In the interest of residential amenity, as specified in Core Strategy Polices DM1 and SP1

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Section 96a states that a 'local planning authority in England may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material'. The alterations proposed as part of this submission do not constitute a 'material' change to the scheme approved under Planning Permission 114585/FO/2016 for the following reasons:

- The addition of the condition will not result in any change to the scale and form of the originally approved scheme.
- The changes will not result in a development which is different to that envisaged by the Local Planning Authority through granting 114585/FO/2016.
- The changes are not contrary to any national or local policies.

Therefore our application under the provisions of Section 96a to seek approval for this amendment is appropriate.

Enclosed Documents

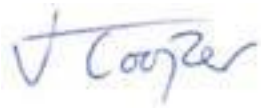
On the basis of the above, the application comprises of the following documents:

- Completed Application Form and Notices;
- Copy of the Pre-Construction TV Reception Survey (2015) which accompanied Planning Application 114585/FO/2016; and,
- Application Fee of £234.

We look forward to receiving written confirmation that the application has been registered.

If there are any queries or further information required to be able to provide confirmation, please do not hesitate to contact my colleagues Lerato Marema (0161 455 6665) or Eve Grant (0161 455 6483) if you have any queries or require any additional information regarding this matter.

Yours sincerely



John Cooper
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