MANCHESTER CITY COUNCIL

Planning

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Date: 15 June 2017

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: 116413/NMC/2017
Description: Non-material amendments to Condition 2 of Planning Permission Reference 111026/FO/2016/C1 to allow changes to the Energy Strategy, height and massing (3.4m lower (tower) 1.4m lower (lower element), widening of pavement to Oxford Road , amendment to facades and glazing and internal changes including amendments required to deliver the energy and ventiliation needs for the building.
Location: Former BBC Site, New Broadcasting House, Oxford Road, Manchester, M60 7HB

I refer to your application for a non-material amendment to planning permission reference 111026/FO/2016/C1.

The proposed amendments relate to a 3.4m (tower) and 1.4m (lower levels) reduction in overall building height, removal of the cantilever to Oxford Road, increase in footpath width on Oxford Road from 3.9 to 5.5m, amendments to the facades to achieve the distinctive articulation and quality in the facade treatment envisaged in the original planning application, the inclusion of high efficiency gas fired boilers (rather than the building connecting into a site wide district heating system). A number of internal changes (which are not relevant for the purposed of this application) have been included in the submission.

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

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 111026/FO/2016/C1. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval

111026/FO/2016/C1 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) PL1502-1B2-P-001-02 (Planning Application Boundary), 1808.02/PA/1000 Rev A (Site Location Plan) and 1808.02/PA/1001/Rev A(Illustrative Site Plan)

(b) 1808.02/PA/2001/ Rev A, 1808.02/PA/2002/ Rev B, 1808.02/PA/2003/ Rev B, 1808.02/PA/2004/ Rev A, 1808.02/PA/2005/ Rev A, 1808.02/PA/2006/ Rev A, 1808.02/PA/2007/ Rev B, 1808.02/PA/2008/ Rev A, 1808.02/PA/2009/Rev A, 1808.02/PA/2010/Rev A, 1808.02/PA/2700/ Rev A and 1808.02/PA/2701/Rev A;

(c) 1808.02/PA/2800/Rev A, 1808.02/PA/2801/Rev A, 1808.02/PA/2802/Rev A,1808.02/PA/2803/Rev A, 1808.02/PA/2804/Rev A, 1808.02/PA/2805/Rev A, 1808.02/PA/2806/ Rev A and 1808.02/PA/2807/Rev A

(d) Cladding details 1808.02/PA/3100/Rev A, 1808.02/PA/3102/Rev A, 1808.02/PA/3104/Rev A , 1808.02/PA/3107/Rev A, 1808.02/PA/3108/Rev A, 1808.02/PA/3120/Rev A , 1808.02/PA/3130/Rev A and 1808.02/PA/3131/X (Roof Level Bay Study).

(e) Landscaping PL1502-1B2-P-002-02, PL1502-1B2-P-003-03, PL1502-1B2-P-004-03, PL1502-1B2-P-101-03, PL1502-1B2-P-201-03, PL1502-1B2-P-301-03, PL1502-1B2-P-401-03

(f) Mitigation measures as set out in the Flood Risk Assessment (FRa) from Curtings Consulting (Ref ICMA0040/FRA/P1B dated 15th January 2016

(g) Recommendations contained in Crookes Walker Consulting Energy Strategy Statement dated 04-05-2017 and Sustainable Assessments Ltd Environmental Standards Statement dated 15-01-16 to enable compliance the achievement of a reduction of 19% and hence compliance with the MCC's Policy EN6; and

(h) Recommendations in sections 3.3 and 4 of the Crime Impact Assessment Version A dated 14-01-16 ;

Reason - To ensure that the development is carried out in accordance with the approved plans. 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 DC18.1 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