MANCHESTER CITY COUNCIL

Planning

Angela Leckie
Telephone: 0161 234 4651
a.leckie@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr Gareth Jones
SimpsonHaugh & Partners Architects
4 Commercial Street
Manchester
M15 4RQ

Date: 20 December 2016

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: 114694/NMC/2016
Description: Non Material amendments to application ref no106201 to include the reconfiguration of windows to levels 06-08, one window at levels 09 and 10 and the increase in the back of house area.
Location: Land Bounded By Tariff Street / Jacksons Warehouse And Rochdale Canal, Manchester, M1 2FJ

I refer to your application for a non-material amendment to planning permission reference 106021/FO/2014/C2.

The proposed amendments relate to the reconfiguration of windows to levels 06-08, one window at levels 09 and 10 and the increase in the back of house area.

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 development hereby approved shall be carried out in accordance with the following drawings and documents:

(a) Site and location plans 7316-A-G100-XP-AL-099, 00-0099 and F100,XP-AL-099;

(b) Dwgs7316-A-G100-P-AL-099, A-G200-P-00-99, 7316-A-G200--01-099, 7316-A-G200--02-099, 7316-A-G200--03-099, 7316-A-G200--04-099 as amended by Levels 01/03 and 02/04 layout plans contained in Ian Simpson Architects Planning Submission Addendum September 2014 stamped as received on 10-09-14;

(c) 7316-A-G200--05-099 (Rev 01), 7316-A-G200--06-099 (Rev 01), 7316-A-G200--07-099 (Rev 01), 7316-A-G200--08-099 (Rev 01), 7316-A-G200--09-099 (Rev 01), 7316-A-G200--10-099 (Rev 01) and 7316-A-G200--RF-099;

(d) Dwgs7316-A-G100--S-AL-099, 7316-A-G200--AA-099 and 7316-A-G200--BB-099;

(e) Dwgs7316-A-G200--E-SW-099, 7316-A-G200--E-E-099, 7316-A-G200--E-NE-099, 7316-A-G200--E-NW-099 (Rev 01);

(f) Dwgs7316-A-G251--D-00-099, 7316-A-G251--D-T1-099, 7316-A-G251--D-T2-099 and 7316-A-G251--D-T3-099;

(g) Dwgs 7316-A-G240-P-RF-099 (version stamped as received on 19-08-14), 7316-A-G200-RCP-09-099

(h) Recommendations in Crime Impact Assessment Version B dated May 2014.

(i) Acoustic insulation measures detailed in BDP's Environmental Noise Assessment dated May 2014 ;

(j) Details of level of lighting contained in Deloittes e-mail dated 28th August 2014; and

(k) Servicing and Waste Collection Strategy contained in Section 5.2 of the Design and Access Statement and Waste and Recycling Plan contained in Ian Simpson Architects Planning Addendum Statement stamped as received on 19-08-14

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.

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 106021/FO/2014/C2. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 106021/FO/2014/C2 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

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