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

For the attention of Angela Leckie @ Manchester City Council

MW/M7105/4.1

29th July 2013

Dear Angela,

Re: 184-186 Deansgate – variation of condition 2

We write to formally vary condition no. 2 of planning permission reference number 102631/JO/2013/C1 (which itself was a variation approved on 11 June 2013 of the original planning and listed building consent approved in January 2012).

Condition 2 states that the proposed development must be carried out in accordance with a series of approved plans amongst which the following are included:

- L(02)11 PL Rev AC1; 12 PL Rev S; 13 PL Rev S.
- L(02)21 Rev L1; 22 Rev G; 23 Rev G.
- L(43)11 Rev D1; 12 Rev B; 13 Rev B.
- L(45)11 Rev G; 12 Rev F; 13 Rev E.

This application seeks permission to substitute the above plans for the following amended plans which are enclosed:

- L(02)11 Rev AC2; 12 Rev S1; 13 Rev S1.
- L(02)21 Rev L2; 22 Rev G1; 23 Rev G1.
- L(43)11 Rev D2; 12 Rev B1; 13 Rev B1.
- L(45)11 Rev G1; 12 Rev F1; 13 Rev E1

PLANNING AND BUILDING CONTROL
22 AUG 2013

We have enclosed a fee for £195, the original & 3 copies of the application form; and the original & three copies of the new drawings. We consider the changes to be minor and beneficial in nature and confirm that these do not require the removal of any further original building fabric. The following commentary provides a brief explanation of the reasons for the changes indicated:

1) Retention of the full extent of the existing main staircase

The consented proposals allow for the removal of a short length or original stairway including 3no. steps and a landing located on the ground floor of the building. The removal was initially required in order to allow a fire escape route from the lower ground floor. The fire escape route has since been re-worked in order that people escaping from the lower ground floor exit via the rear of the building to Sidney Street. This will require an automatic opening device to be fixed to the final exit door as this door can only open inwards given that it is tight up against the pavement line. The applicant, the future tenant and we feel that this is a more suitable design solution for the building and does not require the removal of part of the original main staircase.

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2) Increased riser 5 depth

Given the on-going coordination of M&E duct & pipework throughout the building it has been agreed with the applicant and future occupier (The Oddfellows) of the building to increase the size of riser 5 at first and second floor level. This has a small but acceptable impact on the first and second floor layouts but does not involve the removal of any further original building fabric.

3) Internal partition alteration @ first floor level

Following planning approval in January 2012 which showed the proposed internal fit out of the office areas at first floor including ceiling rafts, partitions, floor finishes and doors; the office requirements of The Oddfellows have been tweaked and the future occupier now requires a layout as shown on the enclosed drawings. In short this includes the slight relocation of 2no. cellular offices along the Deansgate frontage; the relocation of a cellular office from the Deansgate frontage to the Sidney Street frontage; and lastly the partitioning off of a small area of the extension at first floor level. We believe that these changes constitute a minor variation to the approved scheme which can be considered as an improvement on what was previously proposed. These changes also do not require the removal of any original building fabric.

We hope that you would agree that the changes described above are minor and beneficial to the scheme as a whole. In addition it is proposed to retain a higher level of the original building fabric (i.e. the staircase) than before and as such we believe the city council's conservation officer will be supportive of this.

Should you wish to discuss any of the above or discuss the submitted information in person please do not hesitate to contact me.

Yours sincerely,

[redacted]

Mark Whitfield
On behalf of the HURD ROLLAND PARTNERSHIP

Enc. 1no. cheque for £195 payable to MCC
3no. copies of the application form
3no. copies of the following drawings:

- L(02)11 rev AC2
- L(02)12 rev S1
- L(02)13 rev S1
- L(02)21 rev L2
- L(02)22 rev G1
- L(02)23 rev G1
- L(43)11 rev D2
- L(43)12 rev B1
- L(43)13 rev B1
- L(45)11 rev G1
- L(45)12 rev F1
- L(45)13 rev E1