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26 June 2025

Our Ref: 40517a
Your Ref: PP-14114039

Dear Angela

48 Store Street, Manchester M1 2WA – Planning Permission Ref: 132626/FO/2022
Submission of Non-Material Amendment Application under Section 96A of the Town and Country Planning Act 1990
(as amended)
Planning Portal Reference: PP-14114039

On behalf of our client, Shaw Street Developments, Nexus Planning is submitting this application under Section 96A of the Town and Country Planning Act 1990 (as amended) to seek non-material amendments to conditions 3, 7, 8 and 34 to planning permission ref: 132626/FO/2022, granted for the construction of a 15-storey building comprising 54 apartments with associated residential facilities (residents lounge and terrace and office space) and development at 48 Store Street, Manchester, M1 2WA.

This application follows productive discussions with the Council and is submitted to assist in enabling the lawful commencement of development before 21st December 2025. The amendments sought are minor in nature and are intended to reflect the phasing of construction. Section 96A permits alterations to existing conditions where the local planning authority is satisfied the change is not material and includes the ability to amend or reword conditions without fundamentally altering the nature of the development.

Proposed Amendments to Conditions

The proposed alterations to the relevant conditions are detailed in Table 1 overleaf.

Table 1: Proposed Non-Material Amendments to Conditions 3(a), 3(b), 7, 8 and 34 of Planning Permission Ref: 132626/FO/2022

Condition No.	Current Wording	Proposed Amended Wording
3 (External materials)	(a) Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority: *baseline samples and specifications of all materials to be used on all external elevations; *drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme: and *a programme for the production of the full sized sample panels a strategy for quality control management; and The panels to be produced shall include jointing and fixing details between all component materials and any component panels , details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames and (b) Submission of a Construction Environmental Management Plan (CEMP)- Circular Economy Statement (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle; (c) The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.	(a) Notwithstanding the details submitted with the application, prior to the commencement of development above ground construction the following shall be submitted for approval in writing by the City Council, as Local Planning Authority: *baseline samples and specifications of all materials to be used on all external elevations; *drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme: and *a programme for the production of the full sized sample panels a strategy for quality control management; and The panels to be produced shall include jointing and fixing details between all component materials and any component panels , details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames and (b) Submission of a Construction Environmental Management Plan (CEMP)- Circular Economy Statement (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle; (c) The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.

7 (Construction Management Plan)	Prior to the commencement of the development a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority. This shall include: *Display of an emergency contact number; *Details of measures to control dust and mud including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period; *Dust suppression measures; *Compound locations where relevant; *Location, removal and recycling of waste; *Routing strategy and swept path analysis; *Parking of construction vehicles and staff; *Sheeting over of construction vehicles; *Communication strategy with residents which shall include details of how there will be engagement, consult and notify residents during the works; * Details of the loading and unloading of plant and materials; * Details of the storage of plant and materials used in constructing the development; Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended. Development shall be carried out in accordance with the approved construction management plan.	Prior to the commencement of any phase of the development a detailed construction management plan for that phase outlining working practices during development shall be submitted to and approved in writing by the local planning authority. This shall include: *Display of an emergency contact number; *Details of measures to control dust and mud including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period; *Dust suppression measures; *Compound locations where relevant; *Location, removal and recycling of waste; *Routing strategy and swept path analysis; *Parking of construction vehicles and staff; *Sheeting over of construction vehicles; *Communication strategy with residents which shall include details of how there will be engagement, consult and notify residents during the works; * Details of the loading and unloading of plant and materials; * Details of the storage of plant and materials used in constructing the development; Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended. Development shall be carried out in accordance with the approved construction management plan.
8 (Approval of programme to agree opening	Prior to the commencement of development a programme for submission of final details of the following shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an	Prior to the commencement of development above ground construction a programme for submission of final details of the following shall be submitted and approved in writing by the City Council as Local Planning Authority. The

London

Birmingham

Bristol

Manchester

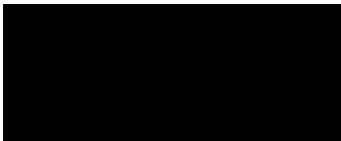
Reading

hours to terrace, details of hard (landscaping) materials, biodiversity measures, green roofs)	implementation timeframe and details of when the following details will be submitted. (a) Details of hours during which the terrace at 1st floor level will be open to residents and the mechanisms which would prevent use outside of those hours; (b) Details of (a) all hard (to include use of natural stone or other high quality materials) around the site perimeter (excluding Store Street pavements) (c) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the details species within the shared terrace areas, bee hotels and opportunities for bird nesting (including House Sparrows and Black Redstarts); (d) Final details of the green roofs (1st floor parking roof and main roof level) including details of planting species to be included and details of on going maintenance; and shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.	programme shall include an implementation timeframe and details of when the following details will be submitted. (a) Details of hours during which the terrace at 1st floor level will be open to residents and the mechanisms which would prevent use outside of those hours; (b) Details of (a) all hard (to include use of natural stone or other high quality materials) around the site perimeter (excluding Store Street pavements) (c) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the details species within the shared terrace areas, bee hotels and opportunities for bird nesting (including House Sparrows and Black Redstarts); (d) Final details of the green roofs (1st floor parking roof and main roof level) including details of planting species to be included and details of on going maintenance; and shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.
34 (Wind mitigation)	Before development commences final details of the wind mitigation to the level 1 north, level 2 and level 13 north terraces as shown in dwg and confirmation from a suitably qualified Wind Consultant that this would be adequate shall be submitted to and approved in writing. The approved scheme shall be implemented prior to any use of the terrace commencing and and thereafter retained and maintained in situ.	Before development above ground construction commences final details of the wind mitigation to the level 1 north, level 2 and level 13 north terraces as shown in dwg and confirmation from a suitably qualified Wind Consultant that this would be adequate shall be submitted to and approved in writing. The approved scheme shall be implemented prior to any use of the terrace commencing and and thereafter retained and maintained in situ.

These minor wording changes will facilitate the delivery of the site whilst preserving the intent and control afforded by the original conditions. No changes are proposed to the approved drawings or description of development as part of this application, and the amendments will not give rise to additional environmental impacts, affect third parties, or alter the substance of the permission.

I trust that the above provides you with sufficient information to consider this application. However please don't hesitate to contact me should you have any queries or wish to discuss.

Yours sincerely



Peter Tooher
Executive Director