MANCHESTER CITY COUNCIL

Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Mr Russ Worthington
Axis-re Ltd
125 Deansgate
Manchester
M3 2BY

Date: 16 January 2025

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: 141790/NMC/2024
Description: Non Material Amendment to planning permission 137807/JO/2023 as amended by to make changes to position of a number of windows and amendment to window frames colour.
Location: 1Nq, Tariff Street, Manchester, M1 2FF

I refer to your application for a non-material amendment to planning permission reference 137807/JO/2023.

Reason 1: 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 proposed amendments relate to changes resulting from detailed design development and technical development including in relation to review of window finishes and position

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 137807/JO/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 137807/JO/2023 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) Dwgs B198-LRW-ZZ-ZZ-DR- A- 00-023 Rev PO1 Site Edged Red stamped as received on 13-10-23 - Application Boundary, 8198-LRW-ZZ-ZZ-DR-A-00-121_P10_Proposed Site Plan,8198-LRW-ZZ-00-DR-A-00-011_P10_Proposed Site Plan all stamped as received 18-08-23;

(b) Dwg 8198-LRW-ZZ-00-DR-A-00-012_P02_Demolition Plan stamped as received 05-12-23;

(c) Dwgs 8198-LRW-ZZ-B1-DR-A-00-100 P14 LOWER GROUND FLOOR ,8198-LRW-ZZ-00-DR-A-00-101 P15 GROUND FLOOR, 8198-LRW-ZZ-01-DR-A-00-102 P13)FIRST FLOOR, 8198-LRW-ZZ-ZZ-DR-A-00-103 P13 SECOND TO THIRD FLOOR,8198-LRW-ZZ-04-DR-A-00-104 P13 FOURTH FLOOR, 8198-LRW-ZZ-ZZ-DR-A-00-105 P13 FIFTH TO EIGHTH FLOOR, 8198-LRW-ZZ-09-DR-A-00-106 P13 NINTH FLOOR, 8198-LRW-ZZ-10-DR-A-00-107 P14 TENTH FLOOR,8198-LRW-ZZ-11-DR-A-00-108 P12 ELEVENTH FLOOR and , 8198-LRW-ZZ-12-DR-A-00-109 P13 ROOFTOP FLOOR all stamped as received 18-08-23;

(d) Dwgs 8198-LRW-ZZ-B1-DR-A-00-111_P09_Proposed Lower Ground Floor Plan (1.200 Colour),8198-LRW-ZZ-00-DR-A-00-112_P09_Proposed Ground Floor Plan (1.200 Colour),8198-LRW-ZZ-01-DR-A-00-113_P09_Proposed First Floor Plan (1.200 Colour) 8198-LRW-ZZ-ZZ-DR-A-00-114_P09_Proposed Second to Third Floor Plan (1.200 Colour), 8198-LRW-ZZ-04-DR-A-00-115_P09_Proposed Fourth Floor Plan (1.200 Colour),8198-LRW-ZZ-ZZ-DR-A-00-116_P09_Proposed Fifth to Eighth Floor Plan (1.200 Colour),8198-LRW-ZZ-09-DR-A-00-117_P09_Proposed Ninth Floor Plan (1.200 Colour), 8198-LRW-ZZ-10-DR-A-00-118_P09_Proposed Tenth Floor Plan (1.200 Colour), 8198-LRW-ZZ-11-DR-A-00-119_P09_Proposed Eleventh Floor Plan (1.200 Colour), 8198-LRW-ZZ-12-DR-A-00-128_P09_Proposed Twelfth Floor Plan (1.200 Colour) and 8198-LRW-ZZ-12-DR-A-00-120_P09_Proposed Roof Plan (1.200 Colour) all stamped as received 18-08-23;

(e) Dwgs 8198-LRW-ZZ-ZZ-DR-A-00-220_P08_BLOCK 1 - ELEVATION A, 8198-LRW-ZZ-ZZ-DR-A-00-221_P08_BLOCK 1 - ELEVATION B, 8198-LRW-ZZ-ZZ-DR-A-00-222_P08_BLOCK 1 - ELEVATION C, 8198-LRW-ZZ-ZZ-DR-A-00-223_P08_BLOCK 1 - ELEVATION D, 8198-LRW-ZZ-ZZ-DR-A-00-224_P07_BLOCK 1 - ELEVATION E, 8198-LRW-ZZ-ZZ-DR-A-00-225_P07_BLOCK 1 - ELEVATION F, 8198-LRW-ZZ-ZZ-DR-A-00-226_P07_BLOCK 1 - ELEVATION G, 8198-LRW-ZZ-ZZ-DR-A-00-227_P07_BLOCK 2 - ELEVATION A&B and 8198-LRW-ZZ-ZZ-DR-A-00-228_P07229BLOCK 2 - ELEVATION C&D all stamped as received 18-08-23;

(f) Dwgs 8198-LRW-ZZ-ZZ-DR-A-00-229_P08_BLOCK 1 - ELEVATION A (Colour),8198-LRW-ZZ-ZZ-DR-A-00-230_P08_BLOCK 1 - ELEVATION B (Colour), 8198-LRW-ZZ-ZZ-DR-A-00-231_P08_BLOCK 1 - ELEVATION C (Colour),8198-LRW-ZZ-ZZ-DR-A-00-232_P08_BLOCK 1 - ELEVATION D (Colour), 8198-LRW-ZZ-ZZ-DR-A-00-233_P07_BLOCK 1 - ELEVATION E (Colour),8198-LRW-ZZ-ZZ-DR-A-00-234_P07_BLOCK 1 - ELEVATION F (Colour),8198-LRW-ZZ-ZZ-DR-A-00-235_P07_BLOCK 1 - ELEVATION G (Colour),8198-LRW-ZZ-ZZ-DR-A-00-236_P09_BLOCK 2 - ELEVATION A&B (Colour) and 8198-LRW-ZZ-ZZ-DR-A-00-237_P09_BLOCK 2 - ELEVATION C&D (Colour) all stamped as received 18-08-23;

(g) 8198-LRW-ZZ-ZZ-DR-A-00-218_P06_1NQ BAY ELEVATION (1.100 Colour), 8198-LRW-ZZ-ZZ-DR-A-00-238_P08_EXTERNAL WALL DETAIL 8198-LRW-ZZ-ZZ-DR-A-00-239_P07_EXTERNAL WALL DETAIL SECTION A UPPER FLOORS (Colour), 8198-LRW-ZZ-ZZ-DR-A-00-240_P08_EXTERNAL WALL DETAIL SECTION B (Colour),8198-LRW-ZZ-ZZ-DR-A-00-241_P07_EXTERNAL WALL DETAIL SECTION C LOWER FLOORS (Colour) and 8198-LRW-ZZ-ZZ-DR-A-00-242_P05_EXTERNAL WALL DETAIL SECTION C UPPER FLOORS (Colour) all stamped as received 18-08-23;

(h) Dwgs 8198-LRW-ZZ-00-DR-A-00-131 Rev PO1 (pavement widths);

(i) Sections 5, 9-12 of the 1 N Q B L O C K 1 & 2 MANCHESTER, DESIGN & ACCESS STATEMENT8198-LRW-XX-XX-PP-A-00-005 P02 by Leach Rhodes Walker as amended by DESIGN & ACCESS STATEMENT Addendum by Leach Rhodes Walker August 2023;

(j)Servicing and Refuse as set out in Section 13 of the 1 N Q B L O C K 1 & 2 MANCHESTER, DESIGN & ACCESS STATEMENT8198-LRW-XX-XX-PP-A-00-005 P02 by Leach Rhodes Walker and Avison Young e-mail Refuse Note 03 03 23;

(k) Recommendations in sections, 3, 4, 5, 6 and 7 of the Crime Impact Statement Version VERSION A: 30th November 2022

(l) Archaeological Desk-Based Assessment Tariff Street Manchester V1 by Salford Archaeology dated October 2022;

(m) Inclusions of measures and targets set out in the 1NQ, TARIFF STREET, MANCHESTER,ENVIRONMENTAL STANDARDS STATEMENT, NOVEMBER 2022 REF: 2022.264 by Element Sustainability

(n)Implementation of Broadband installation in accordance with the GTech Surveys Limited, Broadband Connectivity Assessment
1 NQ Tariff Street 28/11/2022;

(o) Fire Statement Form (JH Reference: GM2001/GM2002 as amended by 1NQ, TARIFF STREET, MANCHESTER,HSE COMMENTS
GM2001/hz/15ax 17th January 2023 by Jensen Hughes as amended by Fire Statement Form (JH Reference: GM2001/GM2002 stamped as received on 29 08 23 and Assent Oculus Note 19 09 23;

(p) Air Quality Assessment,

(q) Marco Living 2 Ltd and Axis - RE Ltd, 1NQ, Tariff Street, Manchester, Flood Risk Assessment and Drainage Strategy Report,143404/02B
November 2022 by Fairhursts;

(r) TV reception survey prepared by GTech (Television and Radio Reception Impact Assessment 1NQ, Tariff Street dated 28/11/2022);

(s) Preliminary Ecological Appraisal, November 2022, 1NQ, Tariff Street, Manchester, M1 2FJ by Tyrer Ecological Consultants Ltd;

(t) TRANSPORT STATEMENT and FRAMEWORK TRAVEL PLAN, Build to Rent Residential Tower Block, Tariff Street November 2022 by Vectos;

(u) Daylight and Sunlight Impact on Neighbouring Properties Report, Tariff Street, Manchester dated 30-11-21 by GIA and Sunlight and Daylight Section in Avison Youngs email dated 01-03-2023 and letter dated 28-02-2023;

(v)1 NQ,Tariff Street, Manchester, Marco Living 2 Ltd & Axis-Re Ltd, Phase I Desk Study Report,143404/01, November 2022 by Fairhursts;

(w) Townscape and Visual Appraisal within the Tall Building Statement by Avison Young dated January 2023;

(x) Fisher Acoustics 1NQ, Tariff Street, Manchester Environmental Noise Study dated November 2022;

(y) Heritage Statement 1NQ, Tariff Street, Manchester, M1 2FF, November 2022 by Turley's;

(z) WIND MICROCLIMATE, ASSESSMENT REPORT 1 NQ Tariff Street datged 30-11-2022 by GIA;

(aa) 1NQ, TARIFF STREET MANCHESTER, CIRCULAR ECONOMY STATEMENT, ADDENDUM REPORT JANUARY 2023 REF: 2022.264 by Element Sustainability;

(bb) LANDSCAPE PROPOSALS, Tariff Street, Manchester, Project Number: 4267, November 2022 by tpm Landscaping as amended by 8198-LRW-ZZ-00-DR-A-00-139 Rev P02 (stamped as received on 30-05-23)

(cc) Avison Young letter dated 28-02-23 in relation to the Enhanced offer of on street disabled parking and details of closest alternative disabled parking bays; and

(dd) Land at Port Street /Tariff Street Ventilation e-mail dated 24-02-23 from Avison Young.

For the avoidance of doubt the approval of the dwgs within (e), (f) and (g) above does not approve or imply the approval of the window head detail which will be dealt with through the discharge of condition 3 (b)

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1 saved Unitary Development Plan polices 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
Director of Planning, Building Control & Licensing