

23 October 2024

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

FAO Angela Leckie

Dear Angela

Plot 9A First Street, Manchester | Application for Non-Material Amendments to Planning Permission Ref. 132600/FO/2021

On behalf of our client, First Street Developments Ltd (“the Applicant”), we hereby submit an application under Section 96(a) of the Town and Country Planning Act 1990 (as amended) in order to make Non-Material Amendments (“NMA”) to Planning Permission Ref. 132600/FO/2021.

Background

On 14 April 2022, Planning Permission was granted for Plot 9 First Street, Manchester (Ref. 132600/FO/2021). The description of development is as follows:

“Full planning permission for the erection of a nine-storey building with rooftop plant and basement comprising office accommodation (Use Class E(c)) with ancillary facilities for occupiers including roof top terrace, winter gardens, gym/ yoga studio, basement car parking (26 spaces) and cycle parking (130 spaces) landscaping and other associated works”.

Overview of Amendments

This Application seeks to amend the wording of Condition 29, as set out below. This wording has been agreed with the Local Planning Authority, by way of email exchange.

Condition 29 – Highways Works

Condition 29 reads:

Prior to the occupation of the development, a scheme of highway works, in order to provide an adequate pedestrian and vehicular environment in the vicinity of the application site, shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

- a) The lay-by on River Street;*
- b) The signalised pedestrian crossing providing access across Medlock Street;*
- c) The works to the adopted highway, including footway improvements;*
- d) Tactile paving and dropped kerbs across the car park access point*

The approved scheme shall be implemented and be in place prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ.

We propose to amend Condition 29 as follows:

“Prior to the occupation of the development, a scheme of highway works, in order to provide an adequate pedestrian and vehicular environment in the vicinity of the application site, shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include the following:

- a) The lay-by on River Street;*
- ~~*b) The signalised pedestrian crossing providing access across Medlock Street;*~~
- ~~*c) The works to the adopted highway, including footway improvements;*~~
- ~~*d) Tactile paving and dropped kerbs across the car park access point*~~

The approved scheme shall be implemented and be in place prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ”.

Prior to the occupation of the development, the Applicant amend the Section 278 Agreement with MCC Highways [dated 16 April 2024] to include a commuted sum towards the following:

- a) The signalised pedestrian crossing providing access across Medlock Street; and*
- b) The works to the adopted highway, including footway improvements.*

Reasoning

Following discussions with MCC Highways and TfGM, the Applicant has agreed to pay a commuted sum towards the highway works covered by points (b) and (c) of Condition 29, rather than carrying out the works themselves. This will be secured via an amendment to the existing s278 agreement with MCC Highways.

The wording of Condition 29 therefore needs to be updated to reflect the fact that the Applicant will be relinquishing control over the delivery of works.

Summary

This NMA seeks to amend the wording of Condition 29 attached to Ref. 132600/FO/2021. The proposed amendment has been agreed with the Planning Authority as being non-material to the original permission.

The development therefore remains wholly compliant with the national and local policies and there are no material considerations which could justify refusal of the application. We therefore respectfully request that this application be supported by the Local Planning Authority.

The application is submitted through Planning Portal. The requisite fee has been paid via the Planning Portal.

We would be grateful if you could notify us of validation of the Application and please do not hesitate to contact my colleague Kelly McCann (kmccann@deloitte.co.uk/ 0161 455 6671).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

Deloitte LLP