

Planning
Manchester City Council
PO Box 532
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Manchester
M60 2LA

14 November 2024

Submitted via the Planning Portal ref. PP-13529894

To whom it may concern,

APPLICATION FOR NON- MATERIAL AMENDMENT RELATING TO APPLICATION REF. 136013/FO/2023 AS VARIED BY APPLICATION REF. 140389/JO/2024 AT 35 FOUNTAIN STREET, MANCHESTER, M2 2AN

CBRE Limited is instructed by our client, 35 Fountain Street Limited, to submit an application to make a Non-Material Amendment (NMA) in respect of planning application ref. 136013/FO/2023 (as varied) which was granted on 16th October 2023 for:

‘Elevation alterations and erection of two storey rooftop extension including rooftop terrace’

35 Fountain Street was acquired by Bywater Properties in late 2023. Bywater’s vision is to deliver a modern, high quality office building within Manchester with a focus on sustainability and the use of mass timber framework for the extension of the building.

The planning permission was varied under Section 73 application ref. 140389/JO/2024 and must also be considered in conjunction with an approved Section 96a non-material amendment ref. 140252/NMC/2024.

This application is made under Section 96A of the Town and Country Planning Act 1990 for a Non-Material Amendment (NMA) in order to seek design amendments to the consented development consisting of removal of ground floor columns along Marble Street, relocation of ground floor columns along 35 Fountain Street and amendments to the design of the lift core. The following section sets out the summary of the changes proposed and the justification for these changes.

Proposed Amendments

Following receipt of planning permission, 35 Fountain Street was acquired by Bywater Properties in late 2023. Bywater’s vision is to deliver a modern, high quality office building within Manchester with a focus on sustainability and the use of mass timber framework for the extension of the building. Bywater aims to enhance the development to deliver ambitious sustainability targets, revolving around a well-considered approach to achieving environmental accreditations and minimise embodied and operational carbon.

The proposed amendments sought by this application are set out below:

1. Columns - Marble Street

It is proposed that the one consented column at ground floor level along Marble Street elevation is removed to better define the main entrance to the building at the corner of Marble Street and Fountain Street, as shown on drawing ref. 2308-BAA-20-EN-DP-A-0 P06 S2, 2308-BAA-21-B06-DP-A-0 P01 S2 and 2308-BAA-20-L00-DP-A-0 P05 S2.

It is proposed that to maintain the impression of grounding the building, five pre-cast, projecting, reconstituted stone panels are introduced within the glazed element of the ground floor elevation to provide a link to the solidity of the upper levels of the building. It is proposed that these pre-cast, projecting reconstituted stone panels align with the width of the brickwork between windows on the upper levels of the building and project to circa 75mm from the glazing.

2. Columns – Fountain Street

It is proposed that the columns at ground floor level of the Fountain Street elevation are relocated to better define the main entrance to the building at the corner of Marble Street and Fountain Street, to align with the brick piers above and to provide sufficient space for the fire escape. It is proposed that the columns will shift to the south with a bookend feature has also been introduced to ground this cantilevered section of the building, as shown on drawing ref. 2308-BAA-20-EW-DP-A-0 P06 S2 and 2308-BAA-20-L00-DP-A-0 P05 S2.

3. Lift Core

It is proposed that the concrete stringcourse located along the lift core, to correspond to each level of the building are realigned and replaced with soldier course of brickwork to add detailing expression to the elevation. This solid brickwork element successfully acts as a visual break to the neighbouring building, and removing awkward misalignment of concrete stringcourses and materials of the adjacent building, as shown on drawing ref. 2308-BAA-20-EW-DP-A-0 P06 S2.

Pre-Application Discussions

The proposed amendments outlined within this application were discussed with planning officers at Manchester City Council (MCC) during a meeting on 28th October 2024, who reviewed the design and confirmed that the amendments could be made via a Section 96a Non-Material Amendment.

Summary

The application has been submitted electronically via the Planning Portal Ref. PP-13529894. The application fee of £363 has been paid directly to the Planning Portal.

I trust that the information submitted with this application is appropriate and that the application can now be registered and validated. Should you have any queries or wish to discuss then please do not hesitate to contact me.

Yours sincerely,

Laura Pennington
Senior Planner
CBRE National Planning & Development