



Planning

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Date: 23 August 2024

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: 140723/NMC/2024

Description: Non material amendment to vary condition 2 attached to application ref no 120149/FO/2018 as amended by 133194/NMC/2022 comprising various minor elevational alterations including change to balcony materials, inclusion of edge protection and location / appearance of fire escape, plant room louvred panels and bin store doors

Location: Car Park Between 57 And 59 Ducie Street , Manchester , M1 2JQ

I refer to your application for a non-material amendment to planning permission reference 120149/FO/2018.

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

Reason 2: The proposed amendments relate to changes resulting from detailed design development, changes to purge ventilation requirements and changes to regulations relating to energy conservation and safety requirements (in relation to balconies and edge protection) since the consent was granted

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 120149/FO/2018. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 120149/FO/2018 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) Site Plan 0303_02_001;

(b) 0303_02_003 - Block Plan as Proposed, P21110-FCH-BA-00-DR-A-1300 (GA LEVEL 0), 0303_03_001 - GA_Level 1, 0303_03_002 - GA_Level 2, 0303_03_003 - GA_Level 3, 0303_03_004 - GA_Level 4, 0303_03_005 - GA_Level 5, 0303_03_006 - GA_Level 6, P21110-FCH-BA-07-DR-A-1307 (GA LEVEL 07) , P21110-FCH-BA-RF-DR-A-1308 (GA ROOF), 0303_04_001 - GA Section AA, 0303_05_001 - Proposed Context Elevations, 0303_05_002 - Existing Context Elevations, P21110-FCH-BA-XX-DR-A-1412 (DUCIE STREET ELEVATION), P21110-FCH-BA-XX-DR-A-1411 (EAST ELEVATION), P21110-FCH-BA-XX-DR-A-1410 (LOMAX STREET ELEVATION) , P21110-FCH-BA-XX-DR-A-1413 (WEST ELEVATION), P21110-FCH-BA-XX-DR-A-7002 (FACADE STUDIES - DUCIE STREET), P21110-FCH-BA-XX-DR-A-7001 (FACADE STUDIES - LOMAX STREET) , P21110-FCH-BA-XX-DR-A-7000 (FACADE STUDIES - BOLT-ON BALCONIES) , P21110-FCH-BA-XX-DR-A-7003 (FACADE STUDIES - CLADDING DETAIL), 0303_90_001 Level 7 Terrace Threshold Details and 0303_90_001 Landscaping layouts; P21110-FCH-BA-XX-DR-A-7004 (FACADE STUDIES - AMENDED LOCATION OF ROLLER SHUTTER DOOR) P21110-FCH-BA-XX-DR-A-7005 (FACADE STUDIES - REVISED ENTRANCE DOOR AND LOBBY GLAZING) P21110-FCH-BA-XX-DR-A-7006 (FACADE STUDIES - LOCATION OF AMENDED BIN STORE DOORS) P21110-FCH-BA-XX-DR-A-7007 (FACADE STUDIES - PLANT ROOM LOUVRED PANELS)

(c) Waste Management Strategy Pages 96-99 of Tim Groom Architects Lomax Street Manchester Design and Access Statement and dwg 0303_02_004 - Refuse Store Plan;

(d) Recommendations in sections, 3, 4 and 5 and 6 of the Crime Impact Assessment Version A dated 02/05/18; and

(e) Ducie Street Accommodation Schedule.

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 policies DC18.1 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