

6th June 2024

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

Submitted via the Planning Portal ref. PP-13084799

To whom it may concern,

APPLICATION FOR NON- MATERIAL AMENDMENT RELATING TO APPLICATION REF. 136013/FO/2023 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 which was granted on 16th October 2023 for:

'Elevation alterations and erection of two storey rooftop extension including rooftop terrace'

This application is made under Section 96A of the Town and Country Planning Act 1990 for a Non-Material Amendment (NMA) in order to amend the wording of condition 7 (Materials and CEMP) and condition 22 (Surface Water Drainage Works) to allow for enabling works to be commence on site. The proposed amendments to the wording of these conditions is to allow for the existing façade to be removed as part of the enabling works for the development. The main contractor for the development is yet to be appointed, with the construction process to be split into two phases comprising the enabling works (internal soft strip and existing façade removal) and then the refurbishment of the building. Once, appointed the main contractor will be responsible for satisfying the requirements of the condition 7 and condition 22.

This application is made under Section 96A of the Town and Country Planning Act 1990 for a Non-Material Amendment (NMA), for the following description of development:

'Non-material amendment to conditions 7 (Materials and CEMP) and 22 (Surface Water Drainage Works) of planning permission 136013/FO/2023 to extend the timescales for submission of details'

Condition 7 (Materials and CEMP)

This application seeks to amend the wording from the current condition wording to proposed wording set out below:

Current Condition Wording

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:

- a. Samples and specifications of all material to be used on all external elevations and rooves of the development, drawings to illustrate details of full-sized sample panels and mock-ups that will be produced (The panel to be produced shall include jointing and fixing details between all component materials and any component panels), details of the drips to be used to prevent staining and details of the glazing and frames, a programme for the production of the full sized sample panels and a strategy for quality control management.
- b. Submission of a Construction Environmental Management Plan (CEMP) (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.

The approved materials shall be used in the construction of the development.

Proposed Condition Wording

Notwithstanding the details submitted with the application, prior to the commencement of development (other than enabling works comprising façade removal) the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- d. Samples and specifications of all material to be used on all external elevations and rooves of the development, drawings to illustrate details of full-sized sample panels and mock-ups that will be produced (The panel to be produced shall include jointing and fixing details between all component materials and any component panels), details of the drips to be used to prevent staining and details of the glazing and frames, a programme for the production of the full sized sample panels and a strategy for quality control management.
- e. Submission of a Construction Environmental Management Plan (CEMP) (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.
- f. The sample panels and quality control management strategy.

The approved materials shall be used in the construction of the development.

Condition 22 (Surface Water Drainage Works)

This application seeks to amend the wording from the current condition wording to proposed wording set out below:

Current Condition Wording

No development shall take place until surface water drainage works in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards have been submitted to and approved in writing by the Local Planning Authority. This shall include:

- A finalised drainage layout showing all components, outfalls, levels and connectivity;
- Maximised integration of green SuDS components (utilising attenuation) if practicable;
- Construction details of flow control and SuDS elements.
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The approved details shall be in place prior to first use of the building.

Proposed Condition Wording

No development (*other than enabling works comprising façade removal*) shall take place until surface water drainage works in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards have been submitted to and approved in writing by the Local Planning Authority. This shall include:

- A finalised drainage layout showing all components, outfalls, levels and connectivity;
- Maximised integration of green SuDS components (utilising attenuation) if practicable;
- Construction details of flow control and SuDS elements.
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The approved details shall be in place prior to first use of the building.

Summary

The application has been submitted electronically via the Planning Portal Ref. PP-13084799 . 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
Planner
CBRE National Planning & Development