MANCHESTER CITY COUNCIL

Planning

Lucy Harrison
Telephone: 0161 234 5795
lucy.harrison@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Miss Claire Pegg
Cushman & Wakefield
1 Marsden Street
Manchester
M2 1HW

Date: 25 July 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: 140442/NMC/2024
Description: Non-material amendment to planning permission 129406/FO/2021 consisting of alterations to approved plans consisting of relocation of wet riser tank and associated infrastructure.
Location: Land At Deansgate South, Manchester, M3 4LB

I refer to your application for a non-material amendment to planning permission reference 129406/FO/2021.

The proposal seeks alterations to the approved plans due to the relocation of the wet riser tank and associated infrastructure.

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

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 129406/FO/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 129406/FO/2021 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:

Existing - Site Location Plan 20269-0200 P-00
Proposed - Site Location Plan 20269-0300 P-02
Proposed - Block Plan 20269-0301 -P02
Proposed - Plan - Lower Ground Floor 20269-0310 P-08
Proposed - Plan - Ground Floor 20269-0311 P-04
Proposed - Plan - Mezzanine 20269-0312 P-02

Proposed - Plan - Typical 01-21st Floors 20269-0313 P-02
20269-0315 P-02 Proposed - Plan - 10th Floor
20269-0316 P-02 Proposed - Plan - 22nd Floor
20269-0317 P-02 Proposed - Plan - 23rd Floor
20269-0318 P-02 Proposed - Plan - 24th Floor
20269-0319 P-02 Proposed - Plan - 25th Floor
20269-0320 P-02 Proposed - Plan - 26th Floor
20269-0321 P-02 Proposed - Plan - 27th Floor
20269-0322 P-02 Proposed - Plan - Roof
20269-0325 P-02 Proposed - Room Types
20269-0340 P-00 Proposed - Section - A-A
20269-0341 P-00 Proposed - Section - B-B
20269-0342 P-01 Proposed - Section - C-C
20269-0350 P-01 Proposed - Elevations - North and South
20269-0351 P-01 Proposed - Elevations - East and West
20269-0355 P-01 Proposed - Streetscene Elevation - North
20269-0356 P-00 Proposed - Streetscene Elevation - South
20269-0360 P-00 Proposed - Elevation and Sections Study - Typical Ground and Mezzanine
20269-0361 P-00 Proposed - Elevation and Sections Study - Typical Level
20269-0362 P-00 Proposed - Elevation and Sections Study - Level Twenty Sixth External Terraces
20269-0363 P-00 Proposed - Elevation and Sections Study - East Elevation

Environmental Statement Volume 1;
Environmental Statement Appendices;
Planning Statement dated February 2021 by Cushman & Wakefield;
Design and Access Statement 20269-8003-01 by Corstorphine +Wright Architects dated December 2020 as amended by the Design and Access Statement Addendum 20269-8004-00 by Corstorphine +Wright Architects dated November 2021;
Archaeological Desk Based Assessment by Oxford Archaeology dated October 2015;
Blue and Green Infrastructure Statement by Cushman & Wakefield dated February 2021;
Broadband Connectivity Assessment Issue 0.3 dated 07/01/2021 by GTech Surveys Limited;
Television and Radio Reception Impact Assessment Issue 0.3 dated 07/01/2021 by GTech Surveys Limited;
Crime Impact Statement Ref: 2018/0600/CIS/02 Version B: 27/01/21 by Greater Manchester Police Design for Security;
Energy Strategy Report dated 16 December 2020 by Ridge;
BREEAM Pre-Assessment Report dated 14/10/2020 by Impact Sustainability;
Flood Risk Assessment and Drainage Strategy 20047.02.03.D100 dated December 2020 by Shear Design;
Phase 1 Preliminary Risk Assessment Report dated January 2021 by WSP;
Phase 1 Preliminary Risk Assessment Report Appendix C, part 1;
Phase 1 Preliminary Risk Assessment Report Appendix C, part 2;
Phase 1 Preliminary Risk Assessment Report Appendix C, part 3;
Factual Report on Ground Investigation;
Local Labour Agreement dated February 2021 by Cushman & Wakefield;
Residence Management Plan by Fusion Students;
Social Spaces, Amenities & Student Wellbeing Strategy dated January 2021 by Corstorphine + Wright Architects;
Transport Statement Rev 01 and Framework Travel Plan by Calibro;
Student Accommodation Schedule by Corstorphine + Wright Architects;
Tree Planting Proposals by Wardell Armstrong received by the City Council on 25 January 2022;

Updated Environmental Statement - Chapter 12: Wind Microclimate dated February 2022.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy.

Should you wish to discuss the matter further, please contact Lucy Harrison using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing