



Planning

Emily Booth
Telephone: 0161 234 4193
emily.booth@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Miss Laura Pennington
CBRE Limited
10th Floor
One St Peters Square
Manchester
M2 3DE

Date: 9 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: 140252/NMC/2024

Description: Non-material amendment to amend wording of condition 7 (Materials and CEMP) and condition 22 (Surface Water Drainage Works) attached to 136013/FO/2023 to allow for enabling works.

Location: 35 Fountain Street, Manchester, M2 2AN

I refer to your application for a non-material amendment to planning permission reference 136013/FO/2023.

Following an assessment of the details submitted, it is confirmed that the proposed amendment to the wording of Conditions 7 (Materials and CEMP) and 22 (Surface Water Drainage Works) of application referenced 136013/FO/2023 to allow the required information to be submitted for approval in writing by the City Council as local planning authority prior to the commencement of enabling works comprising facade removal rather than prior to the commencement of development is 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 amendment to the wording of these conditions will have no material impact upon the previously approved scheme, will not adversely affect residential amenity within the area or will it have any significant material impact upon the overall quality of the development and there are no material planning considerations to indicate otherwise.

The re-wording of condition 7 and 22 of application referenced 136013/FO/2023 is requested to allow for the existing façade to be removed (the façade removal allows for the design process to investigate the condition of the existing structure) as 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. Therefore, the main contractor will be responsible for satisfying the requirements of conditions 7 and 22 to provide the necessary flexibility so that the enabling works can commence and the applicant is seeking to resolve this via this application. The wording of Conditions 7 and 22 is therefore amended to change the timescales for submission of the information required by the conditions as applied for. It should be noted that this letter of consent does not supersede the decision

notice attached to listed building consent 136013/FO/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to the consent referenced 136013/FO/2023, still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also apply:

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 136013/FO/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 136013/FO/2023 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

7) 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:

(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.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

22) 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

:

- o A finalised drainage layout showing all components, outfalls, levels and connectivity.
- o Maximised integration of green SuDS components (utilising attenuation) if practicable.
- o Construction details of flow control and SuDS elements.
- o 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.

Reason - Pursuant to policies SP1, and DM1 of the Manchester Core Strategy.

Should you wish to discuss the matter further, please contact Emily Booth using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized flourish at the end.

Julie Roscoe
Director of Planning, Building Control & Licensing