MANCHESTER CITY COUNCIL

Planning

Angela Leckie
Telephone: 0161 234 4651
angela.leckie@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr Glenn Robinson
Simpsonhaugh Architects
Riverside
4 Commercial Street
Manchester
M15 4RQ

Date: 3 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: 140295/NMC/2024
Description: Non-material amendment to Planning Application 125573/FO/2019 as amended by 132553/NMC/2021, 132804/NMC/2022, 135358/NMC/2022, 135526/NMC/2022,138391/NMC/2023 and 138876/NMC/2023 consisting of alteration to materials and design.
Location: Plot 11 First Street Comprising Land Bound By Hulme Street To The North, Wilmott Street To The East, The Unite Parkway Gate Development And Mancunian Way To The South, And Medlock Street To The West, Manchester

I refer to your application for a non-material amendment to planning permission reference 125573/FO/2019.

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

The proposed amendments relate to changes resulting from detailed design development to the replacement of louvres with decorative screens on buildings A, B & D decorative,adjustments to the interface between different material interface and an increase in the useable external areas at level 01

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 125573/FO/2019. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 125573/FO/2019 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.Dwgs 10266-Z0-A-G100-XP-XX-99001 (GA Site Plan - Existing Site Plan), 10266-Z0-A-G100-XP-XX-99002 (GA Existing Site Location Plan) and 10266-Z0-A-G100-XP-XX-99003 (GA Site Plan - Existing Site Plan - Gas Easement Location);

b.Dwgs 10266-Z0-A-G100-EL-EE-99001 (East Elevation)P04, 10266-Z0-A-G100-EL-EE-99002 (Central East Elevation) P04, 10266-Z0-A-G100-EL-EN-99001, (North Elevation) P04, 10266-Z0-A-G100-EL-ES-99001 (South Elevation) P04, 10266-Z0-A-G100-EL-EW-99001 (West Elevation)P03, 10266-Z0-A-G100-EL-EW-99002 (Central West Elevation) P03 and details of amendments as shown in 10266-SHP-RP-PA-008 stamped as received on 05-12-22;

c.Dwgs 10266-Z0-A-G100-PL-00-99001 (GA Site Plan - Ground Floor Plan) P03 as amended by P51 and P52 of Brochure 10244-SHP-A-RP-PA-006 Rev 01, 10266-Z0-A-G100-PL-01-99001 (GA Site Plan - First Floor Plan) P04, 10266-Z0-A-G100-PL-02-99001 (GA Site Plan - Second Floor Plan) P04, 10266-Z0-A-G100-PL-10-99001 (GA Site Plan - Level 10 Floor Plan) P02, 10266-Z0-A-G100-PL-17-99001 (GA Site Plan - Level 17 Floor Plan) P01, 10266-Z0-A-G100-PL-21-99001 (GA Site Plan - Level 21 Floor Plan) PO2, 10266-Z0-A-G100-PL-25-99001 (GA Site Plan - Level 25 Floor Plan) PO2, 10266-Z0-A-G100-PL-44-99001 GA Site Plan (Level 44 Floor Plan) P02, 10266-Z0-A-G100-PL-RF-99001 (GA Site Plan - Roof Plan)P02, 10266-Z0-A-G100-PL-TY1-03-09-99001 (GA Site Plan - Typical 1 - Levels 03-09) P02, 10266-Z0-A-G100-PL-TY2-11-13-99001 (GA Site Plan - Typical 2 - Levels 11-13)P02, 10266-Z0-A-G100-PL-TY3-14-16-99001 (GA Site Plan - Typical 3 - Levels 14-16)P02, 10266-Z0-A-G100-PL-TY4-18-20-99001 (GA Site Plan - Typical 4 - Levels 18-20) P02, 10266-Z0-A-G100-PL-TY5-22-24-99001 (GA Site Plan - Typical 5 - Levels 22-24) P02, 10266-Z0-A-G100-PL-TY6-26-40-99001 (GA Site Plan - Typical 6 - Levels 26-40 P01) 10266-ZO-A-G100-PL-41-9901 (GA Site Plan Level 41-42) and 0266-ZO-A-G100-PL-43-9901 (GA Site Plan Level 43) and details of amendments as shown in 10266-SHP-RP-PA-008 stamped as received on 05-12-22;

d. Dwgs 10266-Z0-A-G100-SC-XX-99001 (GEA Area Schedule) P02 to include kitchen areas and facilities as shown on pages 12,15,16,18 and 19 of Brochure 10244-SHP-A-RP-PA-006 Rev 01;

e.Dwgs 10266-Z0-A-G100-SE-AA-99001 (Section AA) P01 and 10266-Z0-A-G100-SE-BB-99001 (Section BB P01);

f. Dwgs 10266-Z0-A-G251-DE-XX-99001 (Detail Elevation Type 1 - Double Glazed Unit (Light Frit)), 10266-Z0-A-G251-DE-XX-99002 (Detail Elevation Type 2 - Double Glazed Unit (Dark Frit)), 10266-Z0-A-G251-DE-XX-99003 (Detail Elevation Type 3 - Podium Terracotta Façade) Rev P01, 10266-Z0-A-G251-DE-XX-99004 (Detail Elevation Type 4 - Podium Curtain Walling) Rev P01, 10266-Z0-A-G251-DE-XX-99005 (Detail Elevation Type 5 - Building C Base), 10266-ZO-A-G251-DE-XX-99006 and 10266-ZO-A-G251-DE-01-99001

g. Dwgs M90183 L100 Landscape Masterplan Revision A, M90183 L200 General Arrangement Plan (Sheet 1 of 3) Revision K, M90183 L201 General Arrangement Plan (Sheet 2 of 3) Revision K, M90183 L202 General Arrangement Plan (Sheet 3 of 3) - Revision J, M90183 Landscape Design Statement - Revision 02 , M90183 L210 Rev D General Arrangement Podium (Sheet 1 or 3), , M90183 L211 Rev D General Arrangement Podium (Sheet 2 or 3) and M90183 L212 Rev D General Arrangement Podium (Sheet 3 or 3)

h. Dwgs M90183 SK001 Car Club Location Plan, M90183_SK002 Trees in Ground / Planters Plan, M90183SK003 Two Metre Pavement Clearance Plan and M90183 SK004 Smoking Bins Plan;

i. Vectos, Waste Strategy Report, VN91423, December 2019;

j. Simpson Haugh's Design and Access Statement Sections 4.1, 4.1.12 and 5.6;

k. Inclusions of measures and targets set out Element Sustainability - FIRST STREET SOUTH, MANCHESTER, ENVIRONMENTAL STANDARDS STATEMENT, JANUARY 2020, REF: 2019.163

l. Plot 11, First Street South, Manchester, DESIGNING FOR ACCESSIBILITY - ACCESS STATEMENT, 10266-A-RPT-BC-AD-M-001 Date: 1st May 2020 and M4(2) Accessible Schedule- 10266-Z0-A-G100-SC-XX-99002 by Simpson Haugh

m.Implementation of Broadband installation in accordance with Broadband Connectivity Assessment Downing Property Services Limited, First Street South, September, 2019 by Pager Power;

n. Air Quality Assessment - Mitigation set out within ES Appendix 6.2 paragraph 6.13 and on the basis that the agreed mitigation measures set out in the Air Quality Assessment Report (above) shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

o. Measures and recommendations within AJP Flood Risk Assessment & Drainage Strategy Report; FSS-AJP-XX-00RP-C-3000 Rev P03 (see CDN/21/0951);

p. Pager Power, Television and Radio Baseline Survey Report First Street South Downing Living (Manchester) Limited October, 2019 and mitigation measures set out within.

q. Details within Transport Statement (sections 5 and 7) by Sanderson dated November 2019 as amended by Transport Statement Addendum by Sanderson dated 23-03-20; and

r. Foundation Design - Groundwater Considerations Risk Assessment stamped as received on 14-07-20

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 polices DC19.1, DC20 and DC26.1.

6) The development shall be implemented in accordance with the following:

Drawing 10266-SHP-RP-PA-010 - relating to Phase A (Building D);

Z9-FOC-G251-TS-XX-002_Ver1 - Quality Control Management Strategy;

Drawing 10266-Z0-AG100-PL-XX-99001 (Phase A) (Building D); and

Document 10266-SHP-RP-PA-015 Planning Amendment NMA-07 June 2024 and Dwgs 10266-Z0-A-G251-DE-XX-99006 and 10266-ZD-A-G251-DE-01-99001

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.

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