

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

24 June 2024

Submitted via the Planning Portal ref. PP-13182818

To whom it may concern,

35 FOUNTAIN STREET, MANCHESTER, M2 2AN – SECTION 73 APPLICATION RELATING TO PLANNING PERMISSION REF. 136013/FO/2023

Please find enclosed a Section 73 application made by CBRE Limited, on behalf of 35 Fountain Street Limited, in relation to the variation of condition numbers 2 (approved plans), 8 (cycle store/ basement layout) and 12 (waste management strategy) attached to planning permission 136013/FO/2023.

Application Site

The Site comprises the footprint of 35 Fountain Street on a site area of 0.098ha. Fountain Street is located in prominent location within the City Centre, in close proximity to Piccadilly Gardens, Market Street, and the Arndale Centre.

The Site is bound to the north by Marble Street and Primark, West Mosley Street and Piccadilly Gardens to the east, the Royal Sun Alliance building and York Street to the south, and Fountain Street to the west. Pedestrian access into the existing building is via Fountain Street and Marble Street. There is a vehicular entrance to the rear of the building on West Mosley Street where the building is currently serviced from.

Description of Development

The submitted application seeks to vary a number of planning conditions attached to planning permission 136013/FO/2023. The description of development is as follows:

'Variation of condition numbers 2 (approved plans), 8 (cycle store/ basement layout) and 12 (waste management strategy) attached to planning permission 136013/FO/2023'

Application Registration/ Validation

The application has been submitted electronically via the Planning Portal (reference. PP-13182818). A payment of the requisite planning application fee of £363 inclusive of service charge has been made via BACS payment.

I trust that the information submitted with this application is appropriate and that the application can now be registered and validated. If there are any immediate queries, please do not hesitate to contact me using the details provided.

Yours sincerely,

A handwritten signature in dark ink that reads "L. Pennington." The signature is written in a cursive, flowing style.

Laura Pennington
Planner
CBRE National Planning & Development

Encs. Application Drawing Schedule

APPROVED DRAWINGS			PROPOSED DRAWINGS SUBMITTED UNDER S73		
DRAWING REFERENCE	DRAWING TITLE	REVISION	DRAWING REFERENCE	DRAWING TITLE	REVISION
L1011	Proposed Plan – Basement	D	2308-BAA-20-B01-DP-A-0	Planning Proposed - Basement floor plan	P04
L1000	Proposed Plan – Level 00	C	2308-BAA-20-L00-DP-A-0	Planning Proposed - Ground floor plan	P04
L1001	Proposed Plan – Level 01	C	2308-BAA-20-L01-DP-A-0	Planning Proposed - Level 01 floor plan	P04
L1002	Proposed Plan – Level 02	D	2308-BAA-20-L02-DP-A-0	Planning Proposed - Level 02 floor plan	P04
L1003	Proposed Plan – Level 03	D	2308-BAA-20-L03-DP-A-0	Planning Proposed - Level 03 floor plan	P04
L1004	Proposed Plan – Level 04	D	2308-BAA-20-L04-DP-A-0	Planning Proposed - Level 04 floor plan	P04
L1005	Proposed Plan – Level 05	D	2308-BAA-20-L05-DP-A-0	Planning Proposed - Level 05 floor plan	P04
L1006	Proposed Plan – Level 06	D	2308-BAA-20-L06-DP-A-0	Planning Proposed - Level 06 floor plan	P04
L1007	Proposed Plan – Level 07	D	2308-BAA-20-L07-DP-A-0	Planning Proposed - Level 07 floor plan	P04
L1008	Proposed Plan – Level 08	D	2308-BAA-20-L08-DP-A-0	Planning Proposed - Level 08 floor plan	P04
L1009	Proposed Plan – Level 09	E	2308-BAA-20-L09-DP-A-0	Planning Proposed - Level 09 floor plan	P04
L1010	Proposed Plan - Roof	E	2308-BAA-20-R01-DP-A-0	Planning Proposed - Roof floor plan	P04
L1600	Proposed Elevation - Fountain Street AA	C	2308-BAA-20-EW-DP-A-0	Planning Proposed - West elevation	P05
L1601	Proposed Elevation - Marble Street BB	C	2308-BAA-20-EN-DP-A-0	Planning Proposed - North elevation	P04
L1602	Proposed Elevation - West Mosley Street CC	C	2308-BAA-20-EE-DP-A-0	Planning Proposed - East elevation	P04
L1603	Proposed Elevation - DD	C	2308-BAA-20-ES-DP-A-0	Planning Proposed - South elevation	P04
L1604	Proposed Street Elevation - Fountain Street AA	C	2308-BAA-20-EW1-DP-A-0	Planning Proposed - West elevation (context)	P03
L1605	Proposed Street Elevation - Marble Street BB	C	2308-BAA-20-EN1-DP-A-0	Planning Proposed - North elevation (context)	P03
L1606	Proposed Street Elevation - West Mosley Street CC	C	2308-BAA-20-EE1-DP-A-0	Planning Proposed - East elevation (context)	P03
L1607	Proposed Street Elevation - DD	C	2308-BAA-20-ES1-DP-A-0	Planning Proposed - South elevation (context)	P03
L1610	Proposed Section AA	B	2308-BAA-20-SN1-DP-A-0	Planning Proposed - Section 01	P03

L1611	Proposed Section BB	B	2308-BAA-20-SW1-DP-A-0	Planning Proposed - Section 02	P03
SK71	Façade Study 1 (Proposed)	A	2308-BAA-21-B01-DP-A-0	Planning Proposed - Façade bay study 1	P03
SK73	Façade Study 2 (Proposed)	A	2308-BAA-21-B05-DP-A-0	Planning Proposed - Façade bay study 5	P03
SK75	Façade Study 3 (Proposed)	A	2308-BAA-21-B02-DP-A-0	Planning Proposed - Façade bay study 2	P04
SK77	Façade Study 4 (Proposed)	A	2308-BAA-21-B03-DP-A-0	Planning Proposed - Façade bay study 3	P03
Not previously submitted			2308-BAA-21-B04-DP-A-0	Planning Proposed - Façade bay study 4	P04
SK79	Roof Sections (Proposed)	A	2308-BAA-20-SN2-DP-A-0	Planning Proposed - Roof Sections	P03