MANCHESTER CITY COUNCIL

Planning

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Mr Joe McElhone
Deloitte LLP
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Manchester
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Date: 1 February 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: 139045/NMC/2024
Description: Non material amendment to planning permission 133998/JO/2022 to reconfigure internal floorspace including reduction in number of apartments from 375 to 362 and removal of plant from level 19, introduction of decorative louvres and amendment to serve yard gates
Location: Former Bauer Millett Site , Albion Street, Manchester

I refer to your application for a non-material amendment to planning permission reference 133998/JO/2022.

The proposal seeks to reconfigure internal floorspace including reduction in number of apartments from 375 to 362 and removal of plant from level 19, introduction of decorative louvres and amendment to serve yard gates

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 133998/JO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 133998/JO/2022 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

3) The development hereby approved shall be carried out in accordance with the following drawings and documents: Drawings and documents approved as part of planning permission 133998/JO/2022.

10053-B4-A-B5D9-G200-E-EW-001 Rev 06, 10053-B4-A-B5D9-G200-E-NS-001 Rev 07, 10053- MP-A-B5D9-F900-P-AL-001 01, 10053-MP-A-B5D9-G100-S-AA-001 Rev 07,

10053-MP-A-B5D9-G200-E-E-001 02, 10053-MP-A-B5D9-G200-E-N-001Rev 07, 10053-MP-A-B5D9- G200-E-S-001 06, 053-MP-A-B5D9-G200-E-W-001Rev 05, 10053-MP-A-B5D9-JC20-P-00-001 05, 10053-MP-A-B5D9-JC20-P-01-001 06, 10053-MP-B5D9-A-F000-P-00-001 02, 10053-MP-B5D9-A-F000-P-01-001 02, 10053-MP-B5D9-A-G100-P-01M-001 06, 10053-MP-B5D9-A-G100-P-02-001 05, 10053-MP-B5D9-A-G100-P-03-001 05, 10053- MP-B5D9-A-G100-P-04-001 05, 10053-MP-B5D9-A-G100-P-14-001 05, 10053-MP-B5D9-A-G100-P-20-001 05, 10053-MP-B5D9-A-G100-P-RF-001 05, 10337-Z1-A-B5D9- G100-PL-00-001 04, 10337-Z1-A-B5D9-G100-PL-01- 001Rev 05, 10337-Z1-A-B5D9-G200-EL-XX-001 Rev 05, 10337-Z1-A-B5D9-G200-SE-XX-001 04, 10337-Z1-A-B5D9-JC20-XE-XX-001 04, 10053-B2-A-B5D9-G200-E-E-001 Rev 06, 10053-B2-A-B5D9-G200-E-N-001 Rev 08, 10053-B2-A-B5D9-G200-E-S-001 06, 10053-B2-A-B5D9-G200-E-W-001 Rev 06, 10053-B2- A-B5D9-G200-P-00-001 05, 10053-B2-A-B5D9-G200-P-01-001Rev 06, 10053-B2-A-B5D9-G200-P-01M-001Rev 06, 10053-B2-A-B5D9-G200-P-02-001 06, 10053-B2-A-B5D9-G200-S-AA-001 Rev 07, 10053-B3-A-B5D9-G200-E-AL-001 01, 10053-B3-A-B5D9-G200-E-E-001 02, 10053-B3-A-B5D9-G200-E-N-001 06, 10053-B3-A-B5D9-G200-E-S-001 05, 10053- B3-A-B5D9-G200-E-W-001 02, 10053-B3-A-B5D9-G200-P-00-001 05, 10053-B3-A-B5D9-G200-P-01-001 05, 10053-B3-A-B5D9-G200-P-01M-001 05, 10053-B3-A-B5D9- G200-P-02-001 03, 10053-B3-A-B5D9-G200-P-03-001 01, 10053-B3-A-B5D9-G200-P04-001 00, 10053-B3-A-B5D9-G200-P-14-001 01, 10053-B3-A-B5D9-G200-P-15-001 00, 10053-B3-A-B5D9-G200-P-RF-001 01, 10053-B3-A-B5D9-G200-P-TYP-001 01, 10053-B3-A-B5D9-G200-P-TYP-002 00, 10053-B3-A-B5D9-G200-S-AA-001 05, 10053- B3-A-B5D9-G200-S-EE-001 02, 10053-B3-A-B5D9-G200-S-FF-001 02, 10053-B3-A-B5D9-G200-S-HH-001 01, 10053-B3-A-B5D9-G200-S-QQ-001 01, 10053-B3-A-B5D9- G251-D-T1-001 01, 10053-B3-A-B5D9-G251-D-T2-001 01, 10053-B3-A-B5D9-G251-D-T3-001 01, 10053-B3-A-B5D9-G251-D-T4-001 01, 10053-B3-A-B5D9-G251-D-T5-001 01, 10053-B3-A-B5D9-G251-D-T6-001 01, 10053-B3-A-B5D9-G251-D-T7-001 01, 10053-B4-A-B5D9-G200-D-N-001 03, 10053-MP-A-B5D9-G100-XP-00-001 02, 10053- B4-A-B5D9-G200-S-LL-001 01, 10053-B4-A-B5D9-G200-S-MM-001 02, 10053-MP-A-B5D9-Z200-3-AL-001 03, 10053-MP-A-B5D9-Z200-3-AL-002 02, 10053-MP-A-B5D9- Z200-3-AL-003 02, 10053-MP-A-B5D9-Z200-3-AL-004 04 and 10053-MP-A-B5D9-Z200-3-AL-005 04 stamped as received by the City Council, as Local Planning Authority, on the 8 June 2022 and 9 January 2024 respectively.

Traffic and transport addendum, waste addendum, heritage statement, noise addendum, wind note, ventilation strategy, energy strategy stamped as received by the City Council, as Local Planning Authority, on the 8 June 2022 Drawings and documents approved as part of planning permission 115871/FO/2017

110053-MP-A-B5D9-F000-P-AL-001 Rev 02, 10053-MP-A-B5D9-G100-P-00-001 Rev 02,10053-MP-A-B5D9-G100-P-01-001 Rev 03, 10053-MP-A-B5D9-G100-P-01M-001 Rev 07, 10053-MP-A-B5D9-G100-P-02-001 Rev 02, 10053-MP-A-B5D9-G100-P-03- 001 Rev 02, 10053-MP-A-B5D9-G100-P-04-001 Rev 02, 10053-MP-A-B5D9-G100-P-14- 001 Rev 06, 10053-MP-A-B5D9-G100-P-20-001 Rev 02, 10053-MP-A-B5D9-G100- P-RF-001 Rev 02, 10053-MP-A-B5D9-Z100-AS-002 Rev 06, 10053-B2-A-B5D9-G200- P-03-001 Rev 02, 10053-B2-A-B5D9-G200-P-04-001 Rev 02, 10053-B2-A-B5D9-G200-P-19- 001Rev 03, 10053-B2-A-B5D9-G200-P-20- 001Rev 03, 10053-B2-A-B5D9-G200- P-40-001 Rev 01, 10053-B2-A-B5D9-G200-P-RF-001 Rev 01, 10053-B2-A-B5D9- G251-D-02-001 Rev 01, 10053-B2-A-B5D9-G251-D-19- 001Rev 02, 10053-B2-A-B5D9- G251-D-40-001 Rev 01, 10053-B2-A-B5D9-G251-D-TY-001 Rev 01, 10053-B2-A-B5D9-G251-D-TY1-001 Rev 01, 10053-B2-A-B5D9-G251-D-TY2-001 Rev 01, 10053-B2-A-BD59-Z100-AS-001 Rev 06, 10053-B3-A-B5D9-G200-S-PP-001 Rev 01, 10053-B4-A-B5D9-G200-E-NS-001 Rev 07, 10053-B4-A-B5D9-G200-E-EW-001Rev 06, 10053-B4-A-BD59-G251-D-N-001 Rev 01, 10053-B4-A-BD59-G251-D-N-002 Rev 02, 10053-B4-A-BD59-G200-S-KK-001 Rev 01, 10053-B4-A-BD59-G251-D-TY-001 Rev 02, 10053-B4-A-BD59-Z100-AS-001 Rev 01,

10053-B5-A-BD59-G200-E-S-001 Rev 01 and 10053-B5-A-BD59-G310-XRCP-00-001 Rev 01, 10053-B2-A-B5D9-G200-P-38- 001, 10053-B2-A-B5D9-G200-P-39-

001, 10337-Z1-A-B5D9-G200-PL-XX-001 Rev 06, stamped as received by the City Council, as Local Planning Authority on the 7 May and 8 July 2020 and 9 January 2024 respectively

Planning Amendments Design Document prepared by SHP; Updated Energy Strategy Statement prepared by Ridge, dated April 2020; Updated Landscaping Drawings prepared by Planit, dated April 2020; Travel Plan Framework Technical Note prepared by Vectos, dated April 2020; Waste Management Strategy Technical Note prepared by Vectos, dated April 2020; Updated Ventilation Strategy prepared by Ridge, dated April 2020; Environmental Statement Technical Notes including: - Townscape and Visual Impact Technical Note prepared by Planit, dated April 2020; - Construction Management and Phasing Note prepared by Domis, dated April 2020; - Socio-Economic Note prepared by Deloitte Real Estate, dated April 2020; - Heritage Impact Technical Note prepared by Heritage Architecture, dated April 2020; - Noise and Vibration Technical Notes prepared by Fisher Acoustics, dated April 2020; - Daylight Sunlight Assessment Technical Note prepared by GreyScanlanHill, dated April 2020; - Wind Microclimate Technical Note prepared by Architectural Aerodynamics, dated April 2020; - Water Resources Technical Note prepared by Renaissance, dated April 2020; - Transport Technical Note prepared by Vectos, dated April 2020; - Archaeology Technical Note prepared by Salford Archaeology, dated April 2020; - Television Impact Technical Note prepared by Pager Power, dated May 2020; - Air Quality Technical Note prepared by RPS, dated May 2020 and - Ground Conditions Technical Note prepared by Renaissance, dated April 2020.

stamped as received by the City Council, as Local Planning Authority on the 7 and 14 May 2020. Drawings and documents approved as part of planning permission 115871/FO/2017

10053-MP-A-B5D9-G000-XP-00-001 Rev 00, 10053-MP-A-B5D9-G000-XP-01-001 Rev 00, 10053-MP-A-B5D9-G000-XP-00-001 Rev 00, 10053-MP-A-B5D9—JC20-P-00-001 Rev 00, 10053-B3-A-B5D9-G200-XS-EE-001 Rev 00, 10053-B3-A-B5D9-G200-XS-FF001 Rev 00, 10053-B3-A-B5D9-G200-XS-HH-001Rev 00, 10053-B3-A-B5D9-G200-XS-PP-001 Rev 00, 10053-B3-A-B5D9-G200-XS-QQ-001 Rev 00, 10053-B3-A-B5D9- G200-S-RR-001 Rev 00, 10053-B4-A-B5D9-G251-D-N-001 Rev 00, 10053-B4-A-B5D9-G200-D-N-002 Rev 00, 10053-B4-A-B5D9-G200-S-KK-001 Rev 00, 10053-B4-A-B5D9-G251-D-TY-001 Rev 00 and 10053-B5-A-B5D9-G200-S-MM-001 Rev 00 stamped as received by the City Council, as Local Planning Authority, on the 31 March 2017 10053-MP-A-B5D9-G200-P-20-001 Rev 01 stamped as received by the City Council, as Local Planning Authority, on the 22 June 2017 10053-MP-A-B5D9-G200-P-E-N-001 Rev 01 stamped as received by the City Council, as Local Planning Authority, 13 July 2017

Supporting Information Design and access statement prepared by Simpson Haugh & Partners, landscape design and access statement prepared by Planit-IE, Crime Impact Statement (Version A), Ecology Assessment prepared by Penny Anderson Associates, Energy Strategy Statement prepared by RPS, Environmental standards statement (including BREEAM pre- assessment) prepared by RPS, framework travel plan prepared by Vectos, Listed Building structural report prepared by Curtins, operational management strategy prepared by Ask Central Limited, Planning Statement including public benefit statement and tall building evaluation prepared by Deloitte, statement of consultation prepared by Deloitte, ventilation strategy prepared by RPS, waste and servicing strategy prepared by Vectos and Environmental Impact Assessment stamped as received by the City Council, as Local Planning Authority, on the 31 March 2017

Should you wish to discuss the matter further, please contact Jennifer Atkinson using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing