

5 June 2024
Cov letter S73 Public Realm



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SUBMITTED VIA THE PLANNING PORTAL: PP-13108890

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Dear Emily

**SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR THE VARIATION OF CONDITION 2 OF PLANNING PERMISSION: 137638/FO/2023 TO
ALLOW RETENTION AND REPAIR OF STEPS, REPAIR OF BOLLARDS AND IMPROVEMENTS TO
ACCESS.**

**70 Great Bridgewater Street, Manchester, M1 5ES
Application by: Bridgewater Manchester (Luxembourg) Holding SARL**

Introduction

We write on behalf of our client, Bridgewater Manchester (Luxembourg) Holding SARL, to apply for the variation of Condition 2 of Planning Permission 137638/FO/2023, which set out the approved plans and supporting documents.

We enclose the following documents which comprise the application:

- This cover letter;
- The completed application forms and certificates;
- Site Location Plan reference 1420 L0001
- Updated Drawings as follows:
 - 1420 A3021 Rev B
 - 1420 L1601 Rev B (to follow by email due to file size)
 - 1420 L1602 Rev B
 - 4154 102 Rev G
 - 4154 201 Rev C

As the application has been submitted electronically via the Planning Portal website (PP-13108890). Payment of requisite application fee has also been made electronically over the Portal.

Relevant Planning History

Planning permission reference 137638/FO/2023 was approved on 2 February 2024 for the following development:

Improvement works to the public realm area adjacent to 70 Great Bridgewater Street including reinstating external lift access to canalside level, upgrading of stairs and canal side balustrades, new planting and seating and other associated works.

It is this Permission which this application seeks to vary the approved plans conditions for.



The Proposed Amendments

Since securing the original consent, further on-site investigations into the condition of the public realm features with the area have been carried out. These have revealed that some of the existing features are in better condition than originally anticipated. The proposals will continue to improve the aesthetics, layout, access and legibility of the area.

The following revisions are sought to the approved development:

- **Staircase**

The original application sought to remove and replace the existing steps which lead from Great Bridgewater Street down to the canalside level and also install a new metal balustrade to the steps. Since securing the permission, site investigations have revealed that the stone steps and masonry are in a much better condition than originally envisaged and as such it will be possible to retain and refurbish the steps to a high quality specification. This approach will ensure the appearance of the staircase corresponds to design and appearance to the other hard landscaping improvements to both the street (including reinstatement of the pavement along Great Bridgewater Street) and at the canalside level (including the retained lift shaft). The intention is therefore to retain the steps and brick balustrade, with the brickwork and Yorkstone paving to be cleaned and (where required) repaired. The underside railings to the staircase will be cleaned, primed and repainted.

- **Canalside Bollards**

The original consent allowed sought to remove a section of concrete bollards along the canal edge and replace them with two new sections of balustrade. Site investigations have now confirmed that all of the concrete bollards include a central steel core and in order to remove them, they would each need to be cut at the base and significant amount of structure would need to be removed. Given the extent of the physical works required, the applicant has decided to retain, repair and refurbish the existing bollards.

- **Planters**

The original proposals included new planters located adjacent to the staircase. These planters have now been omitted to assist with accessibility and movement across the area and assist with ongoing management and upkeep of the space..

No other changes are sought to the approved scheme. Alongside the improvement public realm the works will retain the existing trees in the area, provide new seating and reinstate the defective lift.

As per the approved scheme, the revised proposals will positively improve connections along the canal side public realm area within the city centre. The space has the opportunity to provide areas for the wider community and the proposed development to use as informal relaxation / working space. Being located along a popular walking route and with the canal side setting the improved public realm offers the opportunity to provide a small pocket park area within the city.

Adjacent residential developments and the Rain Bar have views directly over the space which will also be improved. The area is currently managed and maintained by MCC and we expect this arrangement to continue.

Replacement Plan References

This application therefore seeks permission to vary Condition 2 (approved plans) of the above Permission, to allow the above amendments to be incorporated into the approved plans. The proposed improvements are therefore in full accordance with MCC approach to green and blue infrastructure and relevant planning policy.

The plan references within the approved plans condition is therefore to be updated as follows:

137638/FO/2023 Approved Plan Reference (to be superseded)	Revised Plan Reference (to be approved)
1420 A3021 Rev A	1420 A3021 Rev B
1420 L1601 Rev A	1420 L1601 Rev B
1420 L1602 Rev A	1420 L1602 Rev B
4154 102 Rev F	4154 102 Rev G
4154 201 Rev B	4154 201 Rev C

Discharged & Submitted Conditions

It should be noted that the condition 6a (Landscaping Materials) parts (i, ii and iii) has been discharged against the original permission (MCC Reference: CDN/24/0158 dated 30 April 2024). Please could we therefore request that any new decision notice, acknowledges this part discharge of this condition.

In addition, condition 3 (Water Safety) is presently awaiting determination (CDN/24/0194). Should this condition be discharged prior to the approval of this application, we again request that the new decision notices acknowledges this condition sign off.

Summary and Conclusion

This application seeks permission to vary Condition 2 of Planning Permission 137638/FO/2023, to allow for minor amendments to the steps and landscape features.

The changes have come to light during the site investigations and will overall improve the aesthetics, layout, access and legibility of the area.

As per the approved scheme, the revised proposals will significantly improve the area, providing a more inviting and usable public space area. As such, the proposed development will positively improve the immediate area as well as the public realm offer for the wider city centre.

In light of the above, we respectfully request that this application is approved and that permission is granted for the variation of Condition 2 of Planning Permission: 137638/FO/2023.

We trust that the information provided above is sufficient for the Council to register and consider this application.

In the meantime, should you require any clarification or additional information, please do not hesitate to contact Jay Patel at these offices.

Yours Sincerely



Savills (UK) Limited
Planning

Condition Wording

Condition 1

We propose to amend Condition 1 to reference the documents and drawings submitted with this application, which will replace documents and drawings approved under the Reserved Matters Application.

This condition currently states:

“This permission relates to the following drawings and documents:-

- 1) *Drawing No. 170186-AED-BC-ZZ-DR-A-0010-S3 Revision P5;*
- 2) *Drawing No. 170186-AED-BC-ZZ-DR-A-0011-S3 Revision P5;*
- 3) *Drawing No. 170186-AED-BC-GF-DR-A-0550-S3 Revision P3;*
- 4) *Drawing No. 170186-AED-BC-01-DR-A-0551-S3 Revision P3;*
- 5) *Drawing No. 170186-AED-BC-02-DR-A-0552-S3 Revision P3;*
- 6) *Drawing No. 170186-AED-BC-03-DR-A-0553-S3 Revision P3;*
- 7) *Drawing No. 170186-AED-BC-04-DR-A-0554-S3 Revision P3;*
- 8) *Drawing No. 170186-AED-BC-05-DR-A-0555-S3 Revision P3;*
- 9) *Drawing No. 170186-AED-BC-RF-DR-A-0556-S3 Revision P3;*
- 10) *Drawing No. 170186-AED-BC-RF-DR-A-0557-S3 Revision P3;*
- 11) *Drawing No. 170186-AED-BC-ZZ-DR-A-0651-S3 Revision P3;*
- 12) *Drawing No. 170186-AED-BC-ZZ-DR-A-0652-S3 Revision P3;*
- 13) *Drawing No. 170186-AED-BC-ZZ-DR-A-0653-S3 Revision P3;*
- 14) *Drawing No. 170186-AED-BC-ZZ-DR-A-0751-S3 Revision P3;*
- 15) *Drawing No. 170186-AED-BC-ZZ-DR-A-0752-S3 Revision P3;*
- 16) *Drawing No. 170186-AED-BC-ZZ-DR-A-0753-S3 Revision P3;*
- 17) *Drawing No. 170186-AED-BC-ZZ-DR-A-0754-S3 Revision P3;*

- 18) Drawing No. 170186-AED-BC-ZZ-DR-A-0760-S3 Revision P3;
- 19) Drawing No. P11065-00-001-103 Revision 03;
- 20) Drawing No. P11065-00-001-104 Revision 03;
- 21) Drawing No. P11065-00-001-200 Revision 02;
- 22) Drawing No. P11065-00-001-300 Revision 01;
- 23) Drawing No. P11065-00-001-302;
- 24) Drawing No. P11065-00-001-400;
- 25) Drawing No. P11065-00-001-401 Revision 02
- 26) Design and Access Statement ref. 170186-AED-BC-XX-RP-A-0300-DAS Revision PO2 dated January 2018
- 27) Crime Impact Statement ref. 2006-1242-02, Stockport Exchange Ph3 CIS version A dated 4th January 2018
- 28) BREEAM NC 2014 Pre-Assessment ref. 3591-04-Rev4-051217 dated 11th December 2017
- 29) Ecological Assessment ref. 6708.002 dated December 2017
- 30) Energy Statement ref. 3591-HAN-ZZ-XX-RP-MEP-001 dated 11th December 2017
- 31) External Lighting Statement ref. 3591-HAN-ZZ-XX-RP-MEP-004 dated 11th December 2017
- 32) Flood Risk Assessment Addendum & Drainage Strategy FRA Addendum ref. 061534-CUR-00-XX-RP-D-001_FRA Revision P03 dated 6th December 2017
- 33) Phase I Preliminary Site Assessment ref. B061534.020-CUR-00-XX-RP-GE-001-V01 dated 15th November 2017
- 34) Landscape Design Statement ref. P11065-00-001-701-02 Revision 02 dated December 2017
- 35) MEP Utilities Statement ref. 3591-HAN-ZZ-XX-RP-MEP-002 dated 11th December 2017
- 36) Planning Statement dated December 2017
- 37) Sustainability Checklist ref. 3591 2 Stockport Phase. No date
- 38) Transport Statement ref. B061534/TS Revision. Final dated 19th December 2017
- 39) Ventilation Statement ref. 3591-HAN-ZZ-XX-RP-MEP-003 dated 6th December 2017
- 40) ADM Regeneration Traffic Management Plan."

We propose amending this condition to be worded as follows. Excluding renumbering, all amendments have been underlined for clarity:

"This permission relates to the following drawings and documents:-

- 1) Drawing No. 170186-AED-BC-ZZ-DR-A-0010-S3 Revision P5;
- 2) Drawing No. 170186-AED-BC-ZZ-DR-A-0011-S3 Revision P5;
- 3) Drawing No. 170186-AED-BC-GF-DR-A-0550-S3 Revision P3;
- 4) Drawing No. 170186-AED-BC-01-DR-A-0551-S3 Revision P3;
- 5) Drawing No. 170186-AED-BC-02-DR-A-0552-S3 Revision P3;
- 6) Drawing No. 170186-AED-BC-03-DR-A-0553-S3 Revision P3;
- 7) Drawing No. 170186-AED-BC-04-DR-A-0554-S3 Revision P3;
- 8) Drawing No. 170186-AED-BC-05-DR-A-0555-S3 Revision P3;
- 9) Drawing No. 170186-AED-BC-06-DR-A-0556 Revision P21;
- 10) Drawing No. 170186-AED-BC-RF-DR-A-0556-S3 Revision P3;
- 11) Drawing No. 170186-AED-BC-RF-DR-A-0557-S3 Revision P3;
- 12) Drawing No. 170186-AED-BC-ZZ-DR-A-0651-S3 Revision P3;
- 13) Drawing No. 170186-AED-BC-ZZ-DR-A-0652-S3 Revision P3;
- 14) Drawing No. 170186-AED-BC-ZZ-DR-A-0653-S3 Revision P3;
- 15) Drawing No. 170186-AED-BC-ZZ-DR-A-0751-S3 Revision P21;
- 16) Drawing No. 170186-AED-BC-ZZ-DR-A-0752-S3 Revision P21;
- 17) Drawing No. 170186-AED-BC-ZZ-DR-A-0753-S3 Revision P21;
- 18) Drawing No. 170186-AED-BC-ZZ-DR-A-0754-S3 Revision P21;
- 19) Drawing No. 170186-AED-BC-ZZ-DR-A-0760-S3 Revision P3;
- 20) Drawing No. P11065-00-001-103 Revision 06;
- 21) Drawing No. P11065-00-001-104 Revision 04;

- 22) Drawing No. P11065-00-001-200 Revision 03;
- 23) Drawing No. P11065-00-001-300 Revision 03;
- 24) Drawing No. P11065-00-001-301 Revision 00;
- 25) Drawing No. P11065-00-001-302;
- 26) Drawing No. P11065-00-001-400 Revision 01;
- 27) Drawing No. P11065-00-001-401 Revision 03;
- 28) Design and Access Statement ref. 170186-AED-BC-XX-RP-A-0300-DAS Revision PO2 dated January 2018
- 29) Crime Impact Statement ref. 2006-1242-02, Stockport Exchange Ph3 CIS version A dated 4th January 2018
- 30) BREEAM NC 2014 Pre-Assessment ref. 3591-04-Rev4-051217 dated 11th December 2017
- 31) Ecological Assessment ref. 6708.002 dated December 2017
- 32) Energy Statement ref. 3591-HAN-ZZ-XX-RP-MEP-001 dated 6th April 2018
- 33) External Lighting Statement ref. 3591-HAN-ZZ-XX-RP-MEP-004 dated 11th December 2017
- 34) Flood Risk Assessment Addendum & Drainage Strategy FRA Addendum ref. 061534-CUR-00-XX-RP-D-001_FRA Revision P03 dated 6th December 2017
- 35) Phase 1 Preliminary Site Assessment ref. B061534.020-CUR-00-XX-RP-GE-001-V01 dated 15th November 2017
- 36) Landscape Design Statement ref. P11065-00-001-701-02 Revision 02 dated December 2017
- 37) MEP Utilities Statement ref. 3591-HAN-ZZ-XX-RP-MEP-002 dated 11th December 2017
- 38) Planning Statement dated December 2017
- 39) Sustainability Checklist ref. 3591- 2 Stockport Phase. Dated 6th April 2018
- 40) Transport Statement ref. B061534/TS Revision. Final dated 19th December 2017
- 41) Ventilation Statement ref. 3591-HAN-ZZ-XX-RP-MEP-003 dated 6th December 2017
- 42) ADM Regeneration Traffic Management Plan."

Condition 17

We propose amending Condition 17 to update the Energy Statement reference to the revised version submitted with this application.

This condition currently states:

"The development shall be constructed in accordance with the approved Energy Statement ref. 3591-HAN-ZZ-XX-RP-MEP-001 dated 11th December 2017, with any recommended mitigation measures being incorporated into the development before it is occupied or first brought into use, unless otherwise agreed in writing by the Local Planning Authority."

We propose amending this condition to state:

"The development shall be constructed in accordance with the approved Energy Statement ref. 3591-HAN-ZZ-XX-RP-MEP-001 dated 6th April 2018, with any recommended mitigation measures being incorporated into the development before it is occupied or first brought into use, unless otherwise agreed in writing by the Local Planning Authority."