



Planning

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Manchester M60 2LA

Mr Tom Flanagan
Paul Butler Associates
31 Blackfriars Road
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M3 7AQ

Date: 15 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: 138498/NMC/2023

Description: Non-material amendment to conditions 2 (specified plans), 8 (cycle storage), and 12 (glazing) attached to planning permission 132590/FO/2021 to allow changes to amenity space, relocation of cycle store and elevational alterations

Location: Land Bound By Stockport Road, Brunswick Street, And Polygon Street, Manchester, M13 9SG

I refer to your application for a non-material amendment to planning permission reference 132590/FO/2021.

The revisions to the approved scheme relate to the creation of a larger, singular resident's amenity space following a reconfiguration of the ground floor and reduction in the commercial space area ; a relocated bike store with improved access from Polygon Street and reduction from 104 to 96 spaces; additional fire escape doors following the ground floor reconfiguration, to allow for safe escape in the event of an emergency ; a new private resident's entrance at the corner of Stockport Road and Brunswick Street to provide direct amenity access from the street , and external changes including materials specifications and application, glazing obscenity, and inclusion of louvres and vents. It is considered that the proposed revisions would not have a detrimental impact in terms of the visual appearance of the school building, or the visual and residential amenity of the residential properties in proximity to the site, and that the associated wording of condition nos.2, 8 and 12 to be amended to reference the revised plans

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 132590/FO/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval

132590/FO/2021 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:

Drawings 2066-ABWA-XX-00-DR-A-(10)-0001, 2066-2066-ABWA-Z1-GF-DR-A-(20)-0100, 2066-ABWA-Z1-01-DR-A-(20)-0100, 2066-ABWA-ZZ-ZZ-DR-A-(20)-0200, 2066-ABWA-ZZ-ZZ-DR-A-(20)-0201, 2066-ABWA-ZZ-ZZ-DR-A-(20)-0202, 2066-ABWA-ZZ-ZZ-DR-A-(38)-001 and 2066-ABWA-XX-XX-VS-A-(95)-1500 stamped as received by the City Council, as Local Planning Authority, on the 23 December 2021

Planning Statement prepared by Paul Butler Associates, Waste Management Strategy prepared by Paul Butler Associates, Waste Management Strategy prepared by Paul Butler Associates, Management Strategy prepared by CERT, Management Strategy prepared by CERT and Local Labour Strategy prepared by Recom stamped as received by the City Council, as Local Planning Authority, on the 23 December 2021.

AS AMENDED BY

Site and location plan ref: 2066-ABWA-XX-00-DR-A-(10)-0001 rev.1,
Proposed Ground Floor GA Plan ref: 2066-ABWA-Z1-GF-DR-A-(20)-0100 rev.1
Proposed Fifth Floor GA Plan ref: 2066-ABWA-Z1-05-DR-A-(20)-0105 rev.1
Received 6th November 2023

Proposed Stockport Road GA elevations plan ref: 2066-ABWA-Z1-ZZ-DR-A-(20)0200 rev.4;

Proposed Brunswick Street GA elevations plan ref: 2066-ABWA-Z1-ZZ-DR-A-(20)0201 rev.4;

Proposed Polygon Street GA elevations ref: 2066-ABWA-Z1-ZZ-DR-A-(20)0202 rev.4;

Façade Interventions plan ref: 2066-ABWA-Z1-ZZ-DR-A-(41)-0100

Received 19th December 2023

File Note 14.12.2023 from Auderebw Architects ref: 2066-ABWA-XX-XX-FN-A-(01)-0021 - NMA response received 9th January 2024.

File Note 25.01.2024 from Auderebw Architects ref: 2066-ABWA-XX-XX-FN-A-(01)-0022 - Vents justification 2nd February 2024

Email from planning agent with visual image of installed terracotta brick vents dated 2nd February 2024

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (July 2012).

8) The bicycle store as indicated on drawing 2066-ABWA-Z1-GF-DR-A-(20)-0100 rev.1 received on 6th November 2023, shall be made available for 96 cycle spaces use, prior to the first use of the ground floor uses hereby approved. The bicycle store shall then be available at all times whilst the development is occupied.

Reason - To ensure that there is adequate car and cycle parking for the development proposed when the building is occupied in order to comply with policies SP1, T2 and DM1 of the Manchester Core Strategy (2012).

12) All windows at ground level, unless shown otherwise on the approved drawings detailed in condition 2, as amended by plan refs: Proposed Stockport Road GA elevations plan ref: 2066-ABWA-Z1-ZZ-DR-A-(20)0200 rev.4;
Proposed Brunswick Street GA elevations plan ref: 2066-ABWA-Z1-ZZ-DR-A-(20)0201 rev.4;
Proposed Polygon Street GA elevations ref: 2066-ABWA-Z1-ZZ-DR-A-(20)0202 rev.4;
shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

Should you wish to discuss the matter further, please contact Sue Wills 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