



Planning

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Mr Will Hannah
Turley
1 New York Street
Manchester
M1 4HD

Date: 15 December 2023

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: 138627/NMC/2023

Description: Non Material Amendment to application ref no 127317/FO/2020 as amended by 130258/NMC/2021, 133355/NMC/2022, 134803/NMC/2022 and 136521/NMC/2023 to include amendments to the landscaping, elevations, the inclusion of plant on levels 21 and 22 amenity areas and addition of aviation lighting.

Location: Land At Heyrod Street, Manchester, M1 2WW

I refer to your application for a non-material amendment to planning permission reference 127317/FO/2020.

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 and technical development. In terms of the facades this involves changes to air brick locations due to technical constraints and the addition of externally mounted plant required for the communal amenity spaces's on level 22 again due to technical constraints. A requirement for aviation lighting has also been identified and a requirement for the replacement of the artificial grass at level 1 with additional hard landscaping to meet with fire regulations.

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 127317/FO/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 127317/FO/2020 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) 001 - 001 - LOCATION PLAN and 001 - 002 - SITE PLAN;

(b) 010 - 001 - DEMOLITION PLAN;

(c) 011 - 000 - GROUND FLOOR Rev 2, 011 - 001 - MEZZANINE, 011 - 002 - LEVEL 01, 011 - 003 - LEVEL 02 TO 06, 011 - 004 - LEVEL 07, 011 - 005 - LEVEL 08 TO 09, 011 - 006 - LEVEL 10 TO 13, 011 - 007 - LEVEL 14, 011 - 008 - LEVEL 15 TO 20 and 011 - 009 - LEVEL 21 TO 24;

(d) CAS-AXIS-BU1-GF-DR-A-03- 0200 C09, 012 - 002 - PLAN LAYOUT - Lv 02 to 06, CAS AXIS BU1 L01 DR A 00-2101 Rev P00, 012 - 004 - PLAN LAYOUT - Lv 08 to 09, 012 - 005 - PLAN LAYOUT - Lv 10 to 13, 012 - 006 - PLAN LAYOUT - Lv 14, 012 - 007 - PLAN LAYOUT - Lv 15 to 20, 012 - 008 - PLAN LAYOUT - Lv 21 to 24 as amended by CAS-AXIS-BU1-L21-DR-A-00-2102 Rev P00, 020 - 004 - LONGACRE ST ELEVATION, HST-CRL-ZZ-M3-A-0001 - Sheet - 020 - 001 - CONTEXT ELEVATION, CAS-AXIS-BU1-XX-DR-A-11- 0202 C03, CAS-AXIS-BU1-XX-DR-A-11- 0203 C03, CAS-AXIS-BU1-XX-DR-A-11-0203 C03, CAS-AXIS-BU1-XX-DR-A-11-0202 C03, CAS-AXIS-BU1-XX-DR-A-00-2503 Rev P02, CAS-CAS-AXIS-BU1-XX-DR-A-11- 0205 C02, HST-CRL-ZZ-M3-A-0001 - Sheet - 021 - 001 - BAY STUDY - LV 00 TO 03 (LONGACRE ELEVATION), HST-CRL-ZZ-M3-A-0001 - Sheet - 021 - 002 - BAY STUDY - LV 11 TO 14 (LONGACRE ELEVATION), HST-CRL-ZZ-M3-A-0001 - Sheet - 021 - 003 - BAY STUDY - LV 19 TO 22 (LONGACRE ELEVATION), HST-CRL-ZZ-M3-A-0001 - Sheet - 030 - 001 - SECTION A-A, HST-CRL-ZZ-M3-A-0001 - Sheet - 030 - 002 - SECTION B-B, 0799-RFM-XX-00-DR-L-0009 Illustrative Sections Level 00, 0799-RFM-XX-00-DR-L-0012 Illustrative GA Level 00; (e) 0799-RFM-XX-00-DR-L-0013 Planting Strategy, 0799-RFM-XX-00-DR-L-0014 Illustrative Terrace Sections, 0799-RFM-XX-00-DR-L-0015 Roof Terrace GAs, 0799-RFM-XX-00-DR-L-8001-Planting Details, 190002-CRL-ZZ-ZZ-DR-A-21-001 - BAY STUDY - LV 00 TO 03 (LONGACRE ELEVATION), 190002-CRL-ZZ-ZZ-DR-A-21-002 - BAY STUDY - LV 11 TO 14 (LONGACRE ELEVATION), 190002-CRL-ZZ-ZZ-DR-A-21-003 - BAY STUDY - LV 19 TO 22 (HEYROD ELEVATION) and 190002-CRL-ZZ-ZZ-DR-A-21-004 - BAY STUDY - LV 00 TO 03 (LONGACRE ELEVATION), CAS AXIS BU1 XX DR A SK-034 LEVEL 22 PLANT LONGACRE STREET ELEVATIONS, CAS AXIS AME L21 DR A SK-008 21ST FLOOR SECTIONS, CAS-ABE-AME-ZZ-DR-M-57-0052 VENTILATION SERVICES LEVEL 21-22 AMENITY FIT OUT

(e) Curtins Post Submission Response 02-09-20 Surface Water Drainage and SuDS Proposals

(f) Curtins Post Submission Response 02-09-20 (Highways Works)

(g) Turleys e-mails 127317/FO/2020- Plot D - Comments on Submission 1 (points 2, 6, 7 and 8) and dated 08.10.20 points 3, 4, 5 and 7;

(h) Land at Heyrod Street, Piccadilly East, Waste Management Strategy, Curtins Ref: 75424-CUR-00-XX-RP-TP-003, Revision: V03 Dated: 29 June 2020 (Residential only)

(i) Recommendations in sections 3, 4, 5 and 6 of the Crime Impact Assessment Version A 30-06-20; and

(j) Callison RTKL Design and Access Statement June 2020, Heyrod Street, Rev01 - 22.07.2020 - Section 4.1- Summary of proposed scheme;

(k) Land at Heyrod Street, Manchester, Archaeological Desk-Based, Assessment: Report No: 3486 R01 June 2020 by Nexus Heritage;

(l) Mitigation Measures detailed within Chapter 15 of Heyrod Street, Manchester, Environmental Impact Assessment Environmental Impact Assessment, ES Vol 2 Environmental Statement, June 2020 by Turleys

(m) Inclusions of measures and targets set out in Crookes Walker Heyrod Street, Manchester Planning Report, Energy & Environmental Standards Statement Rev O dated 25/06/2020

(n) Implementation of Broadband installation in accordance with Pager Power Broadband Connectivity Assessment, Heyrod Street, Piccadilly East Packaged, Living Limited, May, 2020

(o) On the basis of the Air Quality Assessment Chapter 10 of the ES -Heyrod Street, Manchester, Environmental Impact Assessment ES Vol2 June 2020 by Turleys

(p) Measures and recommendations within 2 Heyrod Street, Manchester, Flood Risk Assessment and Drainage Strategy, Curtins Ref: 075424-CUR-00-XX-RP-C-92000, Revision: V02, Issue Date: 25 June 202; and

(q) Pager Power, Television Baseline Survey Report, Heyrod Street, Piccadilly East, Packaged Living Limited May 2020 and mitigation measures set out within and

(r) TITON FIRESAFE® - SINGLE AIR BRICK detail stamped and AIR BRICK PRECEDENT IMAGES as received 22-11-23

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 policies DC19.1, DC20 and DC26.1.

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

a (hard and soft landscaping): Dwgs CAS-RFM-XX-GF-DR-L-19-0022 P02, CAS-RFM-XX-GF-DR-L-19-0025 P01, CAS-RFM-XX-ZZ-DR-L-19-8012 P01;

b (Biodiversity): Dwgs CAS-RFM-XX-L21-DR-L-19-8011 P01, CAS-RFM-XX-L21-DR-L-19-0024 P01, CAS-RFM-XX-GF-DR-L-19-0025, CAS-RFM-XX-ZZ-DR-L-19-0026 P01 and CAS-RFM-XX-ZZ-DR-L-19-0027 P01;

c (Tree planting Longacre): Dwgs CAS-RFM-XX-ZZ-DR-L-19-8008 P01 and CAS-RFM-XX-00-L0-DR-L-19-0025;

d (Tree Planting specification) : Dwgs CAS-RFM-XX-ZZ-DR-L-19-8008 PO1;

(e) (Suds landscaping): Dwg RFM-XX-00-DR-L-0019 P01 in relation to site covered by application ref no 127317/FO/2020 and as detailed and amended by the response within Curtins e-mail 15 12 21;

f (Planting to External Terraces): Dwgs CAS-RFM-XX-L21-DR-L-19-0024 P01, CAS-RFM-XX-GF-DR-L-19-0025, CAS-RFM-XX-ZZ-DR-L-19-0026 P01 and CAS-RFM-XX-L01-DR-L-19- 0004 C04 ;

g (Furniture): Dwgs CAS-RFM-XX-GF-DR-L-19-0022 P01, 0799-RFM-XX-00-SP-L-0003-S2-P03, CAS-RFM-XX-GF-DR-L-19-8013 P01 and CAS-RFM-XX-L01-DR-L-19-8009 P01;

h(Street Lighting): Dwg CAS-RFM-XX-GF-DR-L-19-8013 P01;

and Note on Consideration of Age-Friendly Design for Older and Disabled People (doc ref. 0799-RFM-XX-RP-L-0003-S2-P03), prepared by re-form

Details in relation to the following shall be submitted for approval to the City Council as Local Planning Authority in accordance with the Programme of submission as set out in the Reform document Doc Ref: 0799-RFM-XX-RP-L-0003 (approved under CDN/21/0242).

i) Details of a wayfinding strategy to include signage (including for directing cyclists to nearby cycle routes) and any other appropriate methods to ensure the legibility of linkages within the PSE SRF Area with Piccadilly Station, the Metrolink and other adjacent Neighbourhoods (which includes consideration of older and disabled people);

(j) A management strategy for the external amenity areas including hours during which these areas would be open to residents;

(k) A building cleaning schedule;

(l) Details of how the design has minimised any potential hazards to the use of the public realm for the safe use of disabled people to include details of: designated routes for pedestrians; cyclists and vehicles; management of cyclists ; kerb edges; crossing and controlled crossing design and location; location of drop kerbs (including level areas between grass and hardstanding); location of rumble strips; location of raised crossings; design and location of any pop up power supplies; location of on site vehicle parking and drop off points; management of mortar cycle parking; provision of clear routes to ensure unrestricted access for all; and

(m) Details of how the terrace at level 21 would be monitored and managed once occupied to ensure the safety of users in periods of excessively high winds or how any potential impact would be mitigated through the inclusion of design features.

The detailed scheme shall demonstrate adherence to the relevant sections of DFA2 and MCC-recommended guidance in relation to Age Friendly Public Realm including Age-Friendly Seating and Sense of Place and the Alternative Age-Friendly Handbook.

The above shall then be implemented in accordance with the approved details.

The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place,

Reason - To ensure a satisfactory development delivered in accordance with the above plans and in the interest of pedestrian and highway safety pursuant to Section 170 of the NPPF 2019, to ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for

the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

Should you wish to discuss the matter further, please contact Angela Leckie using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing