

Our Ref: 04B903525/ED/LS

Your Ref: PP-12806932

20 March 2024

Mr Michael Pearson
Planning and Regeneration
Manchester City Council
P.O Box 532
Town Hall
Manchester
M60 2LA

Dear Michael,

APPLICATION FOR MINOR MATERIAL AMENDMENTS UNDER SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT (1990) AS AMENDED AT LAND BOUNDED BY JOHN DALTON STREET, RIDGEFIELD, BOW STREET AND SOUTH KING STREET MANCHESTER

On behalf of our client, The Island Site (General Partner) Limited ('the Applicants'), please find enclosed a Section 73 ('S73') application for a minor material amendment to Condition 2 (Approved Plans), pursuant to application 130553/FO/2021 relating to Land bounded by John Dalton Street, Ridgefield, Bow Street and South King Street, Manchester ('the site').

Planning permission (LPA ref: 130553/FO/2021) was granted by Manchester City Council ('MCC') on 27 September 2021 for the following description of development:

"Demolition of the existing buildings and structures and the erection of a 10-storey plus basement office building (Use Class E(g)), with flexible ground floor and basement uses (Use Class E) and rooftop amenity space, works to facilitate the pedestrianisation of the southern part of Ridgefield and other associated works."

This S73 application is submitted to MCC to further update the plans consented under the full planning application (ref: 130553/FO/2021), to introduce a new pergola structure on the rooftop terrace of the consented commercial development. The proposed description of development for this S73 planning application is as follows:

*"Minor material amendments to the list of consented drawings under **Condition 2** of planning consent ref: 130553/FO/2021, to introduce a pergola, external lighting, sails and associated works to the rooftop terrace."*

Proposed Amendments

The Applicants are currently progressing on site with above ground works construction and are seeking to introduce a new pergola structure on the rooftop terrace of the consented commercial-led development ('The Island') at Land bounded by John Dalton Street, Ridgefield, Bow Street and South King Street Manchester, which gained full planning permission on the 27 September 2021 (ref: 130553/FO/2021).

It is proposed that the pergola would extend to circa 2.7 metres above roof level and would be sited back circa 8.9 metres from the edge of the south-eastern corner of the building. The pergola would not exceed above the consented height afforded for the lift overrun and staircase entrance to the rooftop terrace.

The reason for including a new pergola structure on the rooftop terrace is to weather-proof the external seating area so it can be used all-year round for future occupiers of the building, which would enable full access to a positive, social environment in all seasons. This will maximise functionality and usability of the rooftop terrace.

The pergola would be designed to a high-quality standard, in accordance with the WELL Building Standard. The WELL Building Standard sets out how new commercial developments should be designed to prioritise healthy environments for occupiers to work and socialise in. The proposals would therefore contribute positively towards this ambition and can potentially increase job satisfaction and reduce stress through delivering a rooftop terrace which is both aesthetic and functions efficiently.

Finally, the inclusion of the rooftop pergola would create a more private atmosphere for leisure and recreational events which may be held throughout the year by building management. This maximises the building's usable footprint and will allow for events related to the commercial use of the building, to be carried out on the rooftop terrace in all weather conditions and seasons.

Other amendments to the rooftop terrace include external lighting and sails which will cover the external fixed seated area.

Compliance with MCC Core Strategy

The height of the pergola does not exceed past the buildings consented height afforded for the lift overrun and staircase and will not result in any adverse impacts to public amenity, the surrounding local character. This is in accordance with Policy C 10 (Leisure and the Evening Economy), Policy DM 1 (Development Management) and Policy SP 1 (Spatial Principles).

The site is located within St Anns Square Conservation Area and therefore, the proposals have been sensitively designed to result in no adverse impacts on the Conservation Area itself or the surrounding historic environment. The proposals are to be designed to the highest standard, by using appropriate materials which would result in a positive external appearance of the pergola and rooftop terrace as a whole.

The rooftop terrace pergola would provide opportunity for occupiers to appreciate and celebrate the City Centre's historic surrounds, in all weather conditions. It is considered the proposals will have a negligible impact on St Anns Square Conservation Area, which is in full accordance with Policy CC 9 (Design and Heritage) and Policy EN 1 (Design Principles and Strategic Character).

The proposals are therefore in accordance with the relevant planning policies outlined in the Council's Core Strategy and should be permitted without delay.

Amendments to Condition 2 (Approved Plans) Wording

The proposed changes are shown on the suite of submitted drawings. This requires an amendment to the plan references outlined under Condition 2 of the full planning consent. The new plan revisions are written in blue text below, with the current plan revisions outlined in red strikethrough.

"2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings

TIS-CPA-ZA-00-DR-A-0129 Demolition plans P4
TIS-CPA-ZA-00-DR-A-0201 GA Plan - Ground Floor P2
TIS-CPA-ZA-01-DR-A-0202 GA Plan - First Floor P1
TIS-CPA-ZA-02-DR-A-0203 GA Plan - Second Floor P3
TIS-CPA-ZA-03-DR-A-0204 GA Plan - Third Floor P3
TIS-CPA-ZA-04-DR-A-0205 GA Plan - Fourth Floor P3
TIS-CPA-ZA-05-DR-A-0206 GA Plan - Fifth Floor P3
TIS-CPA-ZA-06-DR-A-0207 GA Plan - Sixth Floor P3
TIS-CPA-ZA-07-DR-A-0208 GA Plan - Seventh Floor P3
TIS-CPA-ZA-08-DR-A-0209 GA Plan - Eighth Floor P3
TIS-CPA-ZA-09-DR-A-0210 GA Plan - Ninth Floor P3
TIS-CPA-ZA-10-DR-A-0211 GA Plan - Level 10 ~~P3~~ 02
TIS-CPA-ZA-B1-DR-A-0200 GA Plan - Basement P3
TIS-CPA-ZA-RF-DR-A-0212 GA Plan - Roof P2
TIS-CPA-ZA-ZZ-DR-A-0126 Site Location Plan P6
TIS-CPA-ZA-ZZ-DR-A-0127 Proposed Site Plan P5
TIS-CPA-ZA-ZZ-DR-A-0130 Demolition elevations - North/East P3
TIS-CPA-ZA-ZZ-DR-A-0131 Demolition Elevation - South/West P3
TIS-CPA-ZZ-ZZ-DR-A-0310 Bay Study - Base P2
TIS-CPA-ZZ-ZZ-DR-A-0311 Bay Study - South P2
TIS-CPA-ZZ-ZZ-DR-A-0312 Bay Study - Corner P2
TIS-CPA-ZZ-ZZ-DR-A-0313 Bay Study - East/West P2
TIS-CPA-ZZ-ZZ-DR-A-0314 Bay Study - North P2

TIS-CPA-ZZ-ZZ-DR-A-0604 GA Elevation - North (Coloured) ~~P02~~ 4
TIS-CPA-ZZ-ZZ-DR-A-0605 GA Elevation - East (Coloured) ~~P04~~ 6
TIS-CPA-ZZ-ZZ-DR-A-0606 GA Elevation - South (Coloured) ~~P02~~ 4

TIS-CPA-ZZ-ZZ-DR-A-0607 GA Elevation - West (Coloured) P02 4

TIS-CPA-ZZ-ZZ-DR-A-0610 GA Context Elevation - North & East P3.02

TIS-CPA-ZZ-ZZ-DR-A-0611 GA Context Elevation - South & West P3.02

TIS-CPA-ZZ-ZZ-DR-A-0700 GA Section - AA P2.02

TIS-CPA-ZZ-ZZ-DR-A-0701 GA Section - BB P2.02

Documents

Air Quality Assessment prepared by Cundall dated 9th June 2021

Archaeological Desk-Based Assessment prepared by Orion Heritage dated April 2021

Crime Impact Statement prepared by Greater Manchester Police dated 29th April 2021

Design and Access Statement prepared by Cartwright Pickard dated May 2021 Rev E

Demolition Method Statement prepared by Curtins dated 31 March 2021

Preliminary Ecological Appraisal prepared by Middlemarch dated April 2021

Preliminary Bat Roost Assessment prepared by Middlemarch dated April 2021

Energy and Sustainability Statement prepared by Cundall dated 11 May 2021

Environmental Standards Statement prepared by Watt Energy dated 10 May 2021

Detailed Drainage Strategy prepared by Curtins dated 20 April 2021

Heritage Statement (including Townscape Assessment) prepared by Stephen Levrant

Heritage Architecture dated May 2021

Phase 1 Preliminary Risk Assessment prepared by Curtins dated 16 April 2021

Noise Impact Assessment prepared by Cundall dated 7 May 2021

Supporting Planning Statement prepared by Avison Young dated May 2021

Transport Statement prepared by Mode Transport dated May 2021

Framework Travel Plan prepared by Mode Transport dated May 2021

Ventilation Strategy prepared by Cundall dated 15 April 2021

Desktop Wind Microclimate Study prepared by GIA dated 14 April 2021

Daylight and Sunlight Amenity Report prepared by Avison Young dated March 2021

Waste Proforma prepared by Cartwright Pickard 19/07/21

Waste Strategy prepared by Cartwright Pickard dated 19/07/21 Rev A

Materials - 834-CPA-XX-XX-RP-A-9003 rev A

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

Submission Documents

A suite of drawings and documents in support of this Section 73 planning application have been submitted alongside this covering letter, outlined in the submission schedule, which include the following:

- Planning Application Forms;
- Certificate Notices, duly signed;

- Plans sought for consent, prepared by Cartwright Pickard;
 - TIS-CPA-ZA-10-DR-A-0211 GA Plan - Level 10 P02
 - TIS-CPA-ZZ-ZZ-DR-A-0604 GA Elevation - North (Coloured) P04
 - TIS-CPA-ZZ-ZZ-DR-A-0605 GA Elevation - East (Coloured) P06
 - TIS-CPA-ZZ-ZZ-DR-A-0606 GA Elevation - South (Coloured) P04
 - TIS-CPA-ZZ-ZZ-DR-A-0607 GA Elevation - West (Coloured) P04
 - TIS-CPA-ZA-ZZ-DR-A-0610 GA Context Elevation - North & East P02
 - TIS-CPA-ZA-ZZ-DR-A-0611 GA Context Elevation - South & West P02
 - TIS-CPA-ZZ-ZZ-DR-A-0700 GA Section – AA P02
 - TIS-CPA-ZZ-ZZ-DR-A-0701 GA Section – BB P02

Summary

The application submission documents have been submitted via the Planning Portal (PP-12806932). The planning application fee of £357 (inclusive of the Planning Portal's administrative charge and VAT) has been paid directly to Manchester City Council, via the Planning Portal.

I trust that the above details are sufficient to validate the application to allow you to progress it towards the determination at your earliest convenience. Should you have any queries, please do not hesitate to contact me.

Yours sincerely,



Larna Smith
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For and on behalf of Avison Young (UK) Limited

Enc. Submission Schedule

Submission Schedule – The Island Site

CURRENT APPROVED PLAN REFERENCE (SUPERSEDED)	UPDATED PLAN REFERENCE (FOR APPROVAL)
TIS-CPA-ZA-10-DR-A-0211 GA Plan - Level 10 P3	TIS-CPA-ZA-10-DR-A-0211 GA Plan - Level 10 P02
TIS-CPA-ZZ-ZZ-DR-A-0604 GA Elevation - North (Coloured) P02	TIS-CPA-ZZ-ZZ-DR-A-0604 GA Elevation - North (Coloured) P04
TIS-CPA-ZZ-ZZ-DR-A-0605 GA Elevation - East (Coloured) P04	TIS-CPA-ZZ-ZZ-DR-A-0605 GA Elevation - East (Coloured) P06
TIS-CPA-ZZ-ZZ-DR-A-0606 GA Elevation - South (Coloured) P02	TIS-CPA-ZZ-ZZ-DR-A-0606 GA Elevation - South (Coloured) P04
TIS-CPA-ZZ-ZZ-DR-A-0607 GA Elevation - West (Coloured) P02	TIS-CPA-ZZ-ZZ-DR-A-0607 GA Elevation - West (Coloured) P04
TIS-CPA-ZA-ZZ-DR-A-0610 GA Context Elevation - North & East P3	TIS-CPA-ZA-ZZ-DR-A-0610 GA Context Elevation - North & East P02
TIS-CPA-ZA-ZZ-DR-A-0611 GA Context Elevation - South & West P3	TIS-CPA-ZA-ZZ-DR-A-0611 GA Context Elevation - South & West P02
TIS-CPA-ZZ-ZZ-DR-A-0700 GA Section - AA P2	TIS-CPA-ZZ-ZZ-DR-A-0700 GA Section – AA P02
TIS-CPA-ZZ-ZZ-DR-A-0701 GA Section - BB P2	TIS-CPA-ZZ-ZZ-DR-A-0701 GA Section – BB P02