



Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Mr Sean Rawling
Quod Ltd
Capitol
Bond Court
Leeds
LS1 5SP

Date: 22 April 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: 139697/NMC/2024

Description: Non-material amendment to change the wording of conditions 11 (Landscaping), 32 (Cycle), 33 (Car Parking), 34 (Off Site Highways), and 39 (Electric Car) attached to Planning Permission 121380/FO/2018 as amended by 135137/NMC/2022 and 139076/NMC/2024.

Location: Swan House , Swan Street, Manchester, M4 5DF

I refer to your application for a non-material amendment to planning permission reference 121380/FO/2018.

This application seeks to change the wording of conditions 11 (Landscaping), 32 (Cycle), 33 (Car Parking), 34 (Off Site Highways), and 39 (Electric Car) attached to Planning Permission 121380/FO/2018 as amended by 135137/NMC/2022 and 139076/NMC/2024.

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 121380/FO/2018. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 121380/FO/2018 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

11) (a) Notwithstanding landscaping strategy as indicated on drawings M80123_101 Rev D and M80123_102 Rev A stamped as received by the City Council, as Local Planning Authority, on the 27 November 2018 prior to the first occupation of the residential element of this development, details of hard and soft landscaping treatments (including tree planting, street tree planting, boundary treatments and appropriate samples of materials)

shall be submitted to and approved in writing by the City Council as local planning authority.

(b) The approved scheme shall be implemented within four working weeks of the first occupation of the residential element of the development. 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 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 SP1, EN9 and DM1 of the Core Strategy.

32) The provision of 374 cycle spaces, as indicated on drawing 10133-Z1-M0-PL-A-B5D8-G200-0001 Rev 01 stamped as received by the City Council, as Local Planning Authority, on the 27 September 2018 shall be implemented within four working weeks of the first occupation of the residential element of the development hereby approved and retained and maintained in situ for as long as the development remains in use.

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

33) Within four working weeks of the first occupation of the residential element of the development hereby approved, the car parking layout, as indicated on drawing PL A B5D8 G200 0001 stamped as received by the City Council, as Local Planning Authority, on the 20 December 2018 shall be laid out, demarcated and made available. The car parking layout shall be retained and maintained for as long as the development remains in use.

Reason - To ensure car parking is available for the development pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012).

34) Prior to the first use of the residential element within the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm in relation to shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

- o Amendments/new TROs on Swan Street, Cable Street and Mason Street (including the provision of the loading bays to Cable Street and Mason Street);
- o New vehicular access/egress on Cable Street; and
- o Footway improvement and reinstatement works around the perimeter of the application site including provision of street trees as indicated in drawings M80123_101 Rev D and M80123_102 Rev A stamped as received by the City Council, as Local Planning Authority, on the 27 November 2018.
- o Removal/replacement of directional signage

The approved scheme shall be implemented and be in place within four working weeks first occupation of the residential element of the development hereby approved and thereafter retained and maintained in situ.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012) and in accordance with the New Cross Public Realm Strategy.

39) Within four working weeks of the first occupation of the residential element hereby approved the 3 electric car charging points as indicated in the transport statement and planning statement stamped as received by the City Council, as Local Planning Authority, on the 27 September 2018 shall be implemented, made available and thereafter retained for as long as the development is in place.

Reason - In the interest of promoting alternatives and minimising the impact of the development on air quality pursuant to policies EN16 of the Manchester Core Strategy (2012).

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

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing