



Planning

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Mr Michael Percival
Deloitte
Hanover Building
Corporation Street
Manchester
M4 4AH

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: 138954/NMC/2024

Description: Non-Material Amendment to planning permission 132952/JO/2022 to vary Condition 2 (Approved Drawings and Documents) consisting of alterations to ground floor elevations and materials.

Location: Union T2 , Water Street, Manchester, M3 4JQ

I refer to your application for a non-material amendment to planning permission reference 132952/JO/2022.

The proposal seeks to amend to planning permission 132952/JO/2022 to vary Condition 2 (Approved Drawings and Documents) consisting of alterations to ground floor elevations and materials on the commercial unit of the building. The proposals focus on the changes from the green to red brick materiality on T2's commercial unit, and are not concerning any change to the wind mitigation in relation to the location, or the number, or form of trees on Water Street as part of this application.

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 132952/JO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 132952/JO/2022 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 additional drawings and documents:

- Proposed North Elevation 6555-P-B500-E-N Rev G

- Proposed East Elevation 6555-P-B500-E-E Rev H
- Proposed South Elevation 6555-P-B500-E-S Rev G
- Proposed West Elevation 6555-P-B500-E-W Rev F
- Proposed Level 00 GA Plan 6555-P- B500-P-00 Rev J
- Proposed Mezzanine Level GA Plan 6555-P- B500-P-M Rev F
- Proposed Level 01 GA Plan 6555-P- B500-P-01 Rev F
- Proposed Lower Roof Level GA Plan 6555-P- B500-P-LRF Rev C
- Proposed Upper Roof Level GA Plan 6555-P- B500-P-URF Rev D
- Proposed GA Section B-B
- Proposed Typical Façade Details Level 00 6555-P-B500-A-001 Rev D
- Proposed Typical Façade Details Level 00 Commercial Unit 6555-P-B500-A-002 Rev B
- Proposed Typical Façade Details Level 00 Commercial Unit 6555-P-B500-A-003
- Proposed Typical Façade Details Level 00 Commercial Unit Main Entrance 6555-P-B500-A-004 Rev A
- Proposed Typical Façade Details Level 00 Commercial Unit 6555-P-B500-A-005 Rev
- Proposed Typical Façade Details Level 01 6555-P-B500-A-011 Rev C
- Proposed Typical Façade Details Main Entrance Portal 6555-P-B500-A-031

Received by the City Council, as Local Planning Authority, on the 05 January 2024

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.

Should you wish to discuss the matter further, please contact Jack Naven using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing