MANCHESTER CITY COUNCIL

Planning

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Date: 17 November 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: 138391/NMC/2023
Description: Non-material amendment to Planning Permission 125573/FO/2019 as amended by 132804/NMC/2022 and 135526/NMC/2022 for works including the relocation of Building D Entrance, the introduction of a Delivery hub on Wilmott Street, adjustments to doors and window positions, additional louvres, and amendments to Podium Landscape design.
Location: Plot 11 First Street South, Manchester

I refer to your application for a non-material amendment to planning permission reference 125573/FO/2019.

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

a.Dwgs 10266-Z0-A-G100-XP-XX-99001 (GA Site Plan - Existing Site Plan), 10266-Z0-A-G100-XP-XX-99002 (GA Existing Site Location Plan) and 10266-Z0-A-G100-XP-XX-99003 (GA Site Plan - Existing Site Plan - Gas Easement Location);

b.Dwgs 10266-Z0-A-G100-EL-EE-99001 (East Elevation)P03, 10266-Z0-A-G100-EL-EE-99002 (Central East Elevation) P03, 10266-Z0-A-G100-EL-EN-99001, (North Elevation) P03, 10266-Z0-A-G100-EL-ES-99001 (South Elevation) P03, 10266-Z0-A-G100-EL-EW-99001 (West Elevation)P02, 10266-Z0-A-G100-EL-EW-99002 (Central West Elevation) P02 and details of amendments as shown in 10266-SHP-RP-PA-008 stamped as received on 05-12-22;

c.Dwgs 10266-Z0-A-G100-PL-00-99001 (GA Site Plan - Ground Floor Plan) P03 as amended by P51 and P52 of Brochure 10244-SHP-A-RP-PA-006 Rev 01, 10266-Z0-A-G100-PL-01-99001 (GA Site Plan - First Floor Plan) P03, 10266-Z0-A-G100-PL-02-99001 (GA Site Plan - Second Floor Plan) P03, 10266-Z0-A-G100-PL-10-99001 (GA Site Plan - Level 10 Floor Plan) P02, 10266-Z0-A-G100-PL-17-99001 (GA Site Plan - Level 17 Floor Plan) P01, 10266-Z0-A-G100-PL-21-99001 (GA Site Plan - Level 21 Floor Plan) PO2, 10266-Z0-A-G100-PL-25-99001 (GA Site Plan - Level 25 Floor Plan) PO2, 10266-Z0-A-G100-PL-44-99001 GA Site Plan (Level 44 Floor Plan) P02, 10266-Z0-A-G100-PL-RF-99001 (GA Site Plan - Roof Plan)P02, 10266-Z0-A-G100-PL-TY1-03-09-99001 (GA Site Plan - Typical 1 - Levels 03-09) P02, 10266-Z0-A-G100-PL-TY2-11-13-99001 (GA Site Plan - Typical 2 - Levels 11-13)P02, 10266-Z0-A-G100-PL-TY3-14-16-99001 (GA Site Plan - Typical 3 - Levels 14-16)P02, 10266-Z0-A-G100-PL-TY4-18-20-99001 (GA Site Plan - Typical 4 - Levels 18-20) P02, 10266-Z0-A-G100-PL-TY5-22-24-99001 (GA Site Plan - Typical 5 - Levels 22-24) P02, 10266-Z0-A-G100-PL-TY6-26-40-99001 (GA Site Plan - Typical 6 - Levels 26-40 P01) 10266-ZO-A-G100-PL-41-9901 (GA Site Plan Level 41-42) and 0266-ZO-A-G100-PL-43-9901 (GA Site Plan Level 43) and details of amendments as shown in 10266-SHP-RP-PA-008 stamped as received on 05-12-22;

d. Dwgs 10266-Z0-A-G100-SC-XX-99001 (GEA Area Schedule) P02 to include kitchen areas and facilities as shown on pages 12,15,16,18 and 19 of Brochure 10244-SHP-A-RP-PA-006 Rev 01;

e.Dwgs 10266-Z0-A-G100-SE-AA-99001 (Section AA) P01 and 10266-Z0-A-G100-SE-BB-99001 (Section BB P01);

f. Dwgs 10266-Z0-A-G251-DE-XX-99001 (Detail Elevation Type 1 - Double Glazed Unit (Light Frit)), 10266-Z0-A-G251-DE-XX-99002 (Detail Elevation Type 2 - Double Glazed Unit (Dark Frit)), 10266-Z0-A-G251-DE-XX-99003 (Detail Elevation Type 3 - Podium Terracotta Façade), 10266-Z0-A-G251-DE-XX-99004 (Detail Elevation Type 4 - Podium Curtain Walling) and 10266-Z0-A-G251-DE-XX-99005 (Detail Elevation Type 5 - Building C Base);

g. Dwgs M90183 L100 Landscape Masterplan Revision A, M90183 L200 General Arrangement Plan (Sheet 1 of 3) Revision K, M90183 L201 General Arrangement Plan (Sheet 2 of 3) Revision K, M90183 L202 General Arrangement Plan (Sheet 3 of 3) - Revision J, M90183 Landscape Design Statement - Revision 02 , M90183 L210 Rev D General Arrangement Podium (Sheet 1 or 3), , M90183 L211 Rev D General Arrangement Podium (Sheet 2 or 3) and M90183 L212 Rev D General Arrangement Podium (Sheet 3 or 3)

h. Dwgs M90183 SK001 Car Club Location Plan, M90183_SK002 Trees in Ground / Planters Plan, M90183SK003 Two Metre Pavement Clearance Plan and M90183 SK004 Smoking Bins Plan;

i. Vectos, Waste Strategy Report, VN91423, December 2019;

j. Simpson Haugh's Design and Access Statement Sections 4.1, 4.1.12 and 5.6;

k. Inclusions of measures and targets set out Element Sustainability - FIRST STREET SOUTH, MANCHESTER, ENVIRONMENTAL STANDARDS STATEMENT, JANUARY 2020, REF: 2019.163

l. Plot 11, First Street South, Manchester, DESIGNING FOR ACCESSIBILITY - ACCESS STATEMENT, 10266-A-RPT-BC-AD-M-001 Date: 1st May 2020 and M4(2) Accessible Schedule- 10266-Z0-A-G100-SC-XX-99002 by Simpson Haugh

m.Implementation of Broadband installation in accordance with Broadband Connectivity Assessment Downing Property Services Limited, First Street South, September, 2019 by Pager Power;

n. Air Quality Assessment - Mitigation set out within ES Appendix 6.2 paragraph 6.13 and on the basis that the agreed mitigation measures set out in the Air Quality Assessment Report (above) shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

o. Measures and recommendations within AJP Flood Risk Assessment & Drainage Strategy Report; FSS-AJP-XX-00RP-C-3000 Rev P03 (see CDN/21/0951);

p. Pager Power, Television and Radio Baseline Survey Report First Street South Downing Living (Manchester) Limited October, 2019 and mitigation measures set out within.

q. Details within Transport Statement (sections 5 and 7) by Sanderson dated November 2019 as amended by Transport Statement Addendum by Sanderson dated 23-03-20; and

r. Foundation Design - Groundwater Considerations Risk Assessment stamped as received on 14-07-20

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 polices DC19.1, DC20 and DC26.1.

The proposed amendments relate to changes resulting from detailed design development to improve the operation and functionality of the co living accommodation, the residents experiance and the levels of activation at ground floor level.

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 125573/FO/2019. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 125573/FO/2019 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

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

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing