

Our Ref: 04C201584/ED/LS

Your Ref: PP-12684651

29 January 2024

Lucy Harrison
Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

Submitted via Planning Portal (PP-12684651)

Dear Lucy,

SUBMISSION OF A MINOR MATERIAL AMENDMENT SECTION 73 ('S73') PLANNING APPLICATION TO AMEND CONDITION 2 OF APPLICATION REFERENCE 135123/FO/2022

Avison Young has been instructed by Cubic Works on behalf of Quartz Project Services ('the Applicant') to submit a S73 application at 4 Hardman Square, Manchester M3 3EB. Full planning permission was permitted by Manchester City Council ('MCC') on the 24 January 2023 for the following development:

"Development comprising extension to the sixth floor; creation a new rooftop terrace; internal refurbishment to the existing ground floor, mezzanine, first, second, third, fourth and fifth floor to facilitate new amenities; creation of plant area; enhancements to features on the external building; replacement of louvres; erection of PV systems and associated works."

After various design reviews and reiterations, the project team are proposing minor material design changes to the rooftop terrace, namely the layout and the design. These design changes are discussed in further detail below and the proposed description of development for this planning application is as follows:

"Minor material amendment to Condition 2 (Approved Drawings) to amend layout of rooftop terrace, attached to application ref no: 135123/FO/2022"

Proposed Amendments

The approved proposals for 4 Hardman Square, Manchester comprise the revitalisation of the existing building into a high quality commercial workspace. The new commercial building will deliver high quality workspace, will make an important contribution to the local economy, creating jobs and bringing new life to the area. Full planning permission consisted of both a new rooftop area, internal and external alterations to the existing building.

After a recent detailed design review by the Applicant and project team, a revised rooftop terrace layout is proposed which includes a shared outdoor roof terrace with storage, provision for photovoltaic arrays and ancillary provision including a firefighting lift, washrooms, staircases and appropriate maintenance access.

The proposed changes to the layout of the rooftop terrace does not significantly alter the external appearance, including the elevation and layout, from what has been approved under application reference 135123/FO/2022.

The proposed changes to the rooftop terrace layout is a result of a design and construction review, following consent of the full planning approval. The proposed layout alters the location of the rooftop terrace, provides sufficient areas of the installation of PV arrays and incorporates ancillary infrastructure such as a firefighting lift, washrooms, staircases and maintenance access.

The proposals represent a design which is in keeping with the surrounding built environment, whilst offering an enhanced social benefit to future occupiers of the building. The proposals are therefore in accordance with Policy SP1 (Spatial Principles), Policy CC10 (A Place for Everyone), of the MCC Core Strategy. The installation of PV arrays demonstrates the Applicant's ambition to create a sustainable development, with improved energy efficiency from natural resources. This is in accordance with Paragraph 163 of the National Planning Policy Framework.

With regards to noise, a Construction Management Plan ('CMP') has been approved by MCC to discharge Condition 4 (ref: CDN/23/0745) attached to the full planning consent. This CMP restricts construction working hours to MCC's proposed operating times to avoid disruptions to nearby businesses and residents. A rooftop maintenance and management plan was approved as part of the full submission, which outlines the details of the proposed management company for the rooftop terrace and proposed hours of opening. MAPP will be responsible for management duties such as providing appropriate access, daily cleaning, maintenance, security and waste management. The proposals are therefore in accordance with Policy DM1 (Development Management) of the MCC Core Strategy.

The proposal do not alter level access to the rooftop terrace, and access will be gained throughout the premises, as permitted. The proposals are therefore in accordance with Policy T2 (Accessible Areas of Opportunity and Need) of the MCC Core Strategy.

The proposed changes to Condition 2, is outlined below, with the superseded plans outlined in red strikethrough text, and new plans in blue text.

Condition 2

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

PL.1211 Proposed Site Block Plan

PL.1310 Proposed Ground Floor GA Plan

PL.1311 Proposed Mezz Floor GA Plan

PL.1323 Proposed Second Floor GA Plan

~~*PL.1313 Proposed Sixth Floor GA Plan*~~

~~*PL.1314 Proposed Roof Plan*~~

~~*PL.1510 Proposed Elevation South*~~

~~*PL.1511 Proposed Elevation North*~~

~~*PL.1512 Proposed Elevations East & West*~~

~~*PL.1515 Entrance Section*~~

PL.1318 Proposed Plan – 6F (Roof Terrace)

PL.1410 Proposed Sections A & B

PL.1413 Proposed Section F

PL.1510 Proposed South Elevation

PL.1511 Proposed North Elevation

PL.1512 Proposed East & West Elevation

~~*Design and Access Statement, September 2022, by Spratley & Partners Architects*~~

Design and Access Statement, January 2024 by Spratley & Partners Architects

Circular Economy Statement, September 2022, by adw Developments

External Lighting Assessment, September 2022, by WSP

Noise Impact Assessment, June 2022, by Hann Tucker Associates

Local Labour Agreement, 3 October 2022, by Avison Young

Environmental Standards Statement, September 2022, by WSP

Waste Management Strategy, September 2022, by Quartz Project Services

Roof Garden Management dated November 2022.

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."

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 Form;
- Certificate Notices, duly signed;

- Plans sought for consent;
 - PL.1318 Proposed Plan – 6F (Roof Terrace)
 - PL.1410 Proposed Sections A & B
 - PL.1413 Proposed Section F
 - PL.1510 Proposed South Elevation
 - PL.1511 Proposed North Elevation
 - PL.1512 Proposed East & West Elevation
- Design and Access Statement, January 2024 prepared by Spratley & Partners Architects.

Summary

The application documentation has been submitted via Planning Portal (ref. PP-12684651). The submission requirements are in line with what has been agreed during pre-application discussions with the Council. The planning application fee has been calculated at £357 (including planning portal administration fee and VAT) and has been paid by BACS transfer directly to the Planning Portal.

I trust that this is satisfactory for the Council to enable a swift validation of the application. Should you require any further information or wish to discuss the application then please do not hesitate to contact me.

Yours sincerely,



Larna Smith
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Enc. Submission Schedule

Submission Schedule

Document	Reference / Date (MM/YY)	Consultant / Responsibility
Forms		
Application Form	January 2024	Avison Young
Application Fee	£357	Cubic Works
Certificate Notices	Issued upon date of planning application submission	Avison Young
Covering Letter	January 2024	Avison Young
Plans & Reports		
Design & Access Statement	January 2024	Spratley & Partners Architects
Proposed Plan – 6F (Roof Terrace)	PL.1318	
Proposed Sections A & B	PL.1410	
Proposed Section F	PL.1413	
Proposed South Elevation	PL.1510	
Proposed North Elevation	PL.1511	
Proposed East & West Elevation	PL.1512	