

Our Ref: 04C300625/LS/KW

Your Ref: PP-12796153

14th February 2024

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

Submitted via Planning Portal (PP-12796153)

Dear Lucy,

**APPLICATION FOR A NON-MATERIAL AMENDMENT (UNDER SECTION 96A OF THE TCPA 1990)
TO AMEND THE DESCRIPTION OF DEVELOPMENT OF PLANNING APPLICATION REF:
135123/FO/2022**

Avison Young has been instructed by Cubic Works on behalf of Quartz Project Services to submit a non-material amendment, under Section 96a of the Town and Country Planning Act 1990, to amend the description of development for the application 135123/FO/2022 at 4 Hardman Square, Manchester M3 3EB. Full planning permission was permitted by Manchester City Council ('MCC') on the 24th of 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."

A minor material amendment Section 73 application (REF: 139146/JO/2024) has also been submitted to amend Condition 2 of application reference 135123/FO/2022. The description of the proposed amendment for Condition 2 was as follows:

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

After various design reviews and reiterations, the project team has decided to remove plans to create a sixth-floor extension that was proposed in the original application. As a result, the previous description of development needs to be amended.

Non-Material Amendment

This application seeks to amend the formal description of development of the full planning application, permitted by MCC on the 24th January 2023. The amendment sought by this application will not have a material impact on the operation of the consented scheme. Furthermore, the design of the consented development will not materially change as a result of the proposed minor amendments. Since the original application was submitted, the decision was made to remove plans for a sixth-floor extension.

The proposed amendment relates to the original description of the development, which will remove reference to the sixth-floor extension. The proposed changes to the description of development are therefore outlined below in red strikethrough text.

"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."

Summary

The relevant application forms have been submitted via the Planning Portal under application reference PP-12796153. 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,



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