MANCHESTER CITY COUNCIL

Planning

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Mrs Ana-Maria Safta
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Date: 19 October 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: 138154/NMC/2023
Description: Non-material amendment to application referenced 121099/FO/2018 (as amended by 133730/NMC/2022 and 136804/NMC/2023) to allow the introduction of secondary staircase to each block and subsequent changes to the apartment mix which amends the description of development
Location: Rammon House, 1 Portugal Street East, Manchester, M1 2WX

I refer to your application for a non-material amendment to planning permission reference 121099/FO/2018.

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 proposed amendments relate to changes resulting from the introduction of a secondary staircase due to regulatory changes such as fire safety as well as design development which would improve the layout, design quality and functionality of the proposals. A shared amenity/ lounge area at ground level in Block 2 (necessitating a relocation of the bike store) has been added which increases the active frontage and the fire escape doors at ground floor have been widened to ensure safe evacuation from both staircases is achieved. The introduction of the additional staircase has necessitated some changes to the mix of apartments whilst maintaining the overall viability of the proposals.

As such the description of development will be amended to the following:

Construction of two residential buildings (Use Class C3) comprising Block 1 (29 storeys) (32 x 1B1P, 52 x 1B2P, 36 x 2B3P and 104 x 2B4P)
Block 2 (23 storeys) s (44 x 1B1P, 44 x 1B2P, 112 x 2B3P, 64 x 2B4P)with a linked central podium, to deliver 488 units, shared amenity space, 27 car parking spaces, 492 cycle

spaces, landscaping (including new public park) , lighting, highways and associated works following demolition of existing buildings and structures.

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 121099/FO/2018. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 121099/FO/2018 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 drawings and documents:

(a) 05301MP 00 1000 (Existing Location Plan) Rev F, 05301 MP 001102 (Proposed Demolition Plan) Rev A and 05301 MP 001201 (Proposed Block Plan) Rev K;

(b)1284-21-DAY-A-20-0101 Basement GA Site Plan Rev E, 1284-21-DAY-A-20-0102 Ground Floor Site Plan Rev F, 1284-21-DAY-A-20-0103 Roof Site Plan Rev E; 1284-21-DAY-A-20-0104 Block 1 Ground Floor GA Plan Rev F, 1284-21-DAY-A-20-0105 Block 1 1st-2nd GA Plan Rev F, 1284-21-DAY-A-20-0106 Block 1 3rd-28th GA Plan Rev F, 1284-21-DAY-A-20-0107 Rev F, 1284-21-DAY-A-20-0108 Block 1 Roof Level GA Plan Rev F, 1284-21-DAY-A-20-0109 Block 2 Ground Floor GA Plan Rev F, 1284-21-DAY-A-20-0110 Block 2 1st-2nd Floor GA Plan Rev F, 1284-21-DAY-A-20-0111 Block 2 3rd-22nd GA Plan Rev F, 1284-21-DAY-A-20-0112 Block 2 23rd Floor GA Plan Rev F, 1284-21-DAY-A-20-0113 Block 2 Roof Level GA Plan Rev F, 1284-21-DAY-A-20-0114 Block 3 Ground Floor GA Plan Rev E, 1284-21-DAY-A-20-0115 Block 3 First Floor GA Plan Rev E, 1284-21-DAY-A-20-0201 Whole Building - South East Elevation Rev F, 1284-21-DAY-A-20-0202 Whole Building - North West Elevation Rev F, 1284-21-DAY-A-20-0203 Block 1 - North East Elevation Rev E, 1284-21-DAY-A-20-0204 Block 1 - South West Elevation, 1284-21-DAY-A-20-0205 Block 2 - South West Elevation Rev E, 1284-21-DAY-A-20-0206 Block 2 - North East Elevation Rev E, 1284-21-DAY-A-20-0301 Block 1 - Typical Upper Floor Detail - Bay Study 01 Rev E, 1284-21-DAY-A-20-0302 Block 1 - Typical Base Detail - Bay Study 02 Rev E, 1284-21-DAY-A-20-0303 Block 1 - Typical Crown Detail - Bay Study 03 Rev E, 1284-21-DAY-A-20-0304 Block 2 - Typical Upper Floor Detail - Bay Study 01 Rev E, 1284-21-DAY-A-20-0305 Block 2 - Typical Upper Floor Detail - Bay Study 02 Rev E, 1284-21-DAY-A-20-0306 Block 2 - Typical Base Detail - Bay Study 03 Rev E and 1284-21-DAY-A-20-0307 Block 2 - Typical Crown Detail - Bay Study 04 Rev E; 1284-21-DAY-A-20-0350 Rev B and 1284-21-DAY-A-20-0351 Rev B;

(c) RFM-XX-00-DR-L-0000 (Site Plan) Rev PL01, RFM-XX-00-DR-L-0002 (General Arrangement Plot 1 Phase 1) Rev P01, RFM-XX-00-DR-L-0003 (General Arrangement Plot 1 with SRF) as amended by RFM-XX-00-DR-L-0014 REV P01 (Permanant Works Phasing), Rev PL05, RFM-XX-00-DR-L-0004 SRF Plot Arrangement Rev P01, RFM-XX-00-DR-L-0005 (Boulevard edge constraints) Rev PL02, RFM-XX-00-DR-L-0006 (Illustrative Sections-AA-BB) Rev PL03, RFM-XX-00-DR-L-0007 (Soft Landscape GA) Rev PL05, RFM-XX-00-DR-L-0008 (Illustrative Sections-CC-DD) Rev PL03, RFM-XX-00-DR-L-0009 (Hard Landscape GA) Rev PL03, RFM-XX-00-DR-L-0010 (Tree Removals) Rev PL03, RFM-XX-00-DR-L-8001 (Tree Details) Rev PL02, RF17-475-IN09 (Landscape & Public Realm DAS Chapter) Rev PL02 and RFM-XX-00-DR-L-0010 REV P02 (Temporary Landscaping Plan) as amended by RFM-XX-00-DR-L-0013 REV P01 (Temporary Landscaping Plan) ;

(d) 64313-CUR-00-XX-DR-TP-03004-P01 (Basement Parking Space Dim), 64313-CUR-00-XX-DR-TP-75003-P01 (RampAnalysis) and 64313-CUR-00-XX-DR-TP-75004-P01 (Car Club Spaces)

(e) Portugal Street East, Waste Management Strategy, Curtins Ref: 64313/WMS, Revision: V11 Issue Date: 03 December 2019

(f) Recommendations in sections, 3, 4, 5 and 6 of the Crime Impact Assessment Version C dated 30/08/18; and

(g) Accommodation Schedule in section 2.1 of Day Architects Design Justification Statement Sept 23;

(h) Archaeological Desk-based Assessment, July 2018 Portugal Street East, Manchester by the University of Salford;

(i) Mitigation Measures detailed within table 16.1 of Portugal Street East, Manchester: Environmental Statement Volume 1 August 2019 by Deloitte Real Estate;

(j) Inclusions of measures and targets set out Energy and Environmental Standards Statement, Portugal Street East,Manchester dated 24-08-18 by Vitec;

(k) Local Labour Agreement Statement of Intent stamped as submitted on 10-05-19;

(l)Recommendations or equivalent provision to the same level in relation to Broadband installation within the Vitec Broadband Assessment Statement, Portugal Street Easr dated 31-01-19;

(m) On going implementation of management measures and recommendations as set out in Portugal Street East SRF Public Realm, Manchester Landscape maintenance schedule by Reform, October 2018 / RFM-XX-00-RP-L-0002-PL01;

(n) Measures and recommendations within Flood Risk Assessment & Surface Water, Drainage Statement, Portugal Street East, Manchester for Portugal Street East Ltd 13th June 2017;

(o) TV reception survey prepared by Astbury's dated 06-06-17 and mitigation measures set out in Deloitte's e-mail dated 14-11-19;

(p) EV Charging numbers as detailed within Deloittes e-mail dated 04-12-19

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.

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