Our ref: Q220358/SR/SB
Your ref: 121380/FO/2018
Email: sean.rawling@quod.com
Date: 23rd January 2024

Jenifer Atkinson
Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

By Planning Portal: PP-12694825

Dear Ms Atkinson,

Town and Country Planning Act 1980 (as amended)
Non-Material Amendment Pursuant to Planning Permission Reference 121380/FO/2018
Swan House, Swan Street, Manchester M4 5DF

Please find enclosed a non-material amendment (NMA) application on behalf of Ridge Manchester s.a.r.l (the "Applicant") pursuant to planning permission 121380/FO/2018 (the "Consent") at Swan House, Swan Street, Manchester (the "Site").

The Consent was approved on 24th October 2019 and the development commenced in February 2021 following the discharge of pre-commencement conditions. This NMA seeks to amend Condition 2 (Approved Plans) to allow for design changes to a small group of doors on the Cable Street elevation.

In addition to this cover letter, the application comprises the following submission documents:

- Application form
- Application fee
- This Cover Letter, setting out the key planning considerations and explaining the design amendments and why they are capable of being amended via a non-material amendment.
- General Arrangement Elevation North, Cable Street (Drawing ref 32073-Z1-EN-EL-A-B5D8-G200-0001 REV 10)
- Swan House, Manchester Cable Street External Doors, Design Updates (32073-SHP-RP-CP20 | REV P01)

The application has been submitted via the Planning Portal (reference: PP-12694825). The requisite online payment for £293 (exclusive of £64 planning portal service charge) has been made via the Planning Portal.

Relevant Non-Material Amendment Guidance

The National Planning Practice Guidance accepts that new issues may arise after planning permission has been granted which require modification to the approved planning permission (Paragraph: 001 Reference ID: 17a-001-20140306). Where less than substantial changes are proposed and the development remains consistent to an approved description of an existing planning permission, it is appropriate to pursue amendments through a section 96a application.

What is deemed to be 'non-material' is a matter of judgment, determined on a matter of "fact and degree" and in the context of the specifics of the proposal (NPPG Paragraph: 002 Reference ID: 17a-002-20140306). Any changes to a planning permission must, therefore, be considered against the overall context of the development, and those that are non-material are those that:

- Retain the purpose and spirit of the original consent.
- Give rise to a proposal which remains consistent with the approved description of development.
- Will not result in any significant change to the type, amount, or nature of the development to take place.

Non-Material Amendment to Cable Street Elevation

This NMA proposes to amend Condition 2 (Approved Plans) to replace approved plan *32073-Z1-EN-EL-A-B5D8-G200-0001 REV 9* with plan *32073-Z1-EN-EL-A-B5D8-G200-0001 REV 10* that reflects the updated ground floor Cable Street Elevation. The proposed works can be seen in Figure 1 below and the provided comparison document. In summary the works relate to:

- Replacement of one louvred door set with opaque glazed door set and opaque glazed over panel.
- Replacement of fire escape louvred door set with opaque glazed door set and opaque glazed over panel.
- Replacement of refuse store door louvred door set with opaque glazed door set with perforated aluminium over panel.
- Louvred substation doors retained and overclad with perforated metal gate.

Figure 1: Comparison of Cable Street Elevations



A B

NMA, AUG 2022

Redesign of facade around substation to include precast concrete cladding elements.

Louvred cladding and louvred doorsets to car park, substation, and back of house retail areas.



C D

PROPOSED UPDATES, NOV 2023

Extent of louvres reduced, now limited to car park.

Louvred doors to retail units and fire escapes replaced with opaque glazed doors.

Louvred substation doors overclad with perforated metal gates with finish to match perforated spandrel panels.

In terms of design and appearance these amendments to six of the doors on the Cable Street Elevation are evidentially de minimis and non-material. They are negligible to the design and appearance of the proposals, particularly when considered in the context of the wider development permitted by the original consent.

The principle of these amendments to the Cable Street elevation has already been informally agreed with the planning officer and they are now sought to be formalised through this NMA application.

Summary

It has been demonstrated through this cover letter and agreed in pre-application discussions, that the elevation updates are non-material in the context of the consented development and that Condition 2 (approved plans) should therefore be amended to include the update design.

In combination the amendments do not represent a material alteration to the scheme, and in conclusion:

- the amendments are non-material in the context of the wider development.

- the amendments do not impact or change the principle of development or description of development.
- the proposals continue to accord with relevant policies in the Development Plan, NPPF and other guidance.

I trust the above is acceptable and I look forward to receiving conformation of formal validation in due course. Please do not hesitate to contact me if you require any further information.

Yours sincerely



Sean Rawling
Associate

enc.

cc.	Gary Ellison	RG Group
	Nicholas Nielsen	Simpson Haugh Architects